



## 6 ALBION STREET SPALDING, PE11 2AJ

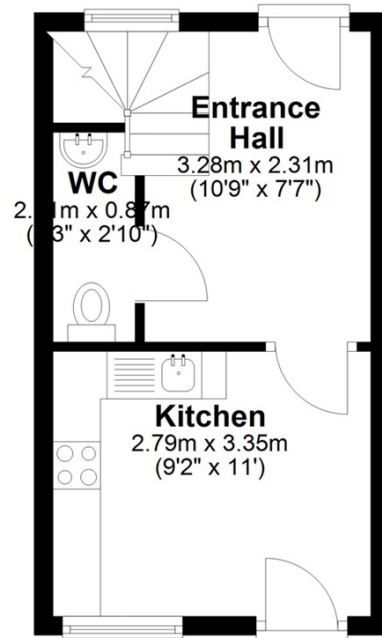
£120,000  
FREEHOLD

This chain-free property offers a fantastic opportunity for buyers looking to add value, as it requires redecorating and refurbishment throughout. The home features an entrance hall, ground floor W/C, a well-equipped kitchen, and an L-shaped lounge. Upstairs are two bedrooms and a spacious bathroom. Outside, the property benefits from an allocated parking space and is conveniently located close to the town centre, with picturesque river walks and fishing spots nearby.



### Ground Floor

Approx. 20.4 sq. metres (219.9 sq. feet)



Total area: approx. 74.8 sq. metres (805.5 sq. feet)

**6 Albion**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
enquiries@sedge-homes.com  
www.sedge-homes.com

