



# 1 NEVILLE AVENUE

SPALDING, PE11 2EH

£130,000  
FREEHOLD

## CASH BUYERS ONLY

Welcome to Neville Avenue, Spalding - In need of redevelopment/refurbishment to unlock the full potential. Town centre location offering a delightful detached house with character and potential plus the possibility of an additional building plot subject to achieving planning! This property boasts two reception rooms, two bedrooms, and two bathrooms spread across 1,073 sq ft of living space.

Situated on a large plot size, this property not only provides ample space for comfortable living but also presents an exciting opportunity as a potential additional building plot. The charm of this character property is evident throughout, offering a unique and inviting atmosphere for its future owners.

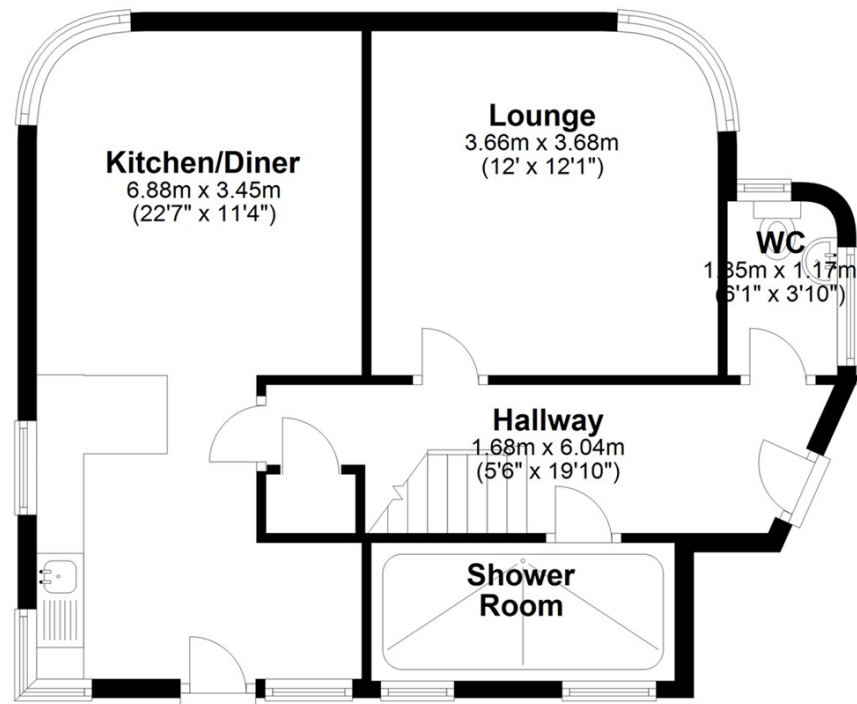
What sets this property apart is the convenience of its town centre location, providing easy access to local amenities, shops, and entertainment options. Additionally, the property being chain free adds to the appeal, making the buying process smoother and more straightforward.





## Ground Floor

Approx. 53.5 sq. metres (575.4 sq. feet)



Total area: approx. 99.7 sq. metres (1073.2 sq. feet)

**1 neville avenue**



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

