



## 76 WINSOVER ROAD

SPALDING, PE11 1HA

£130,000  
FREEHOLD

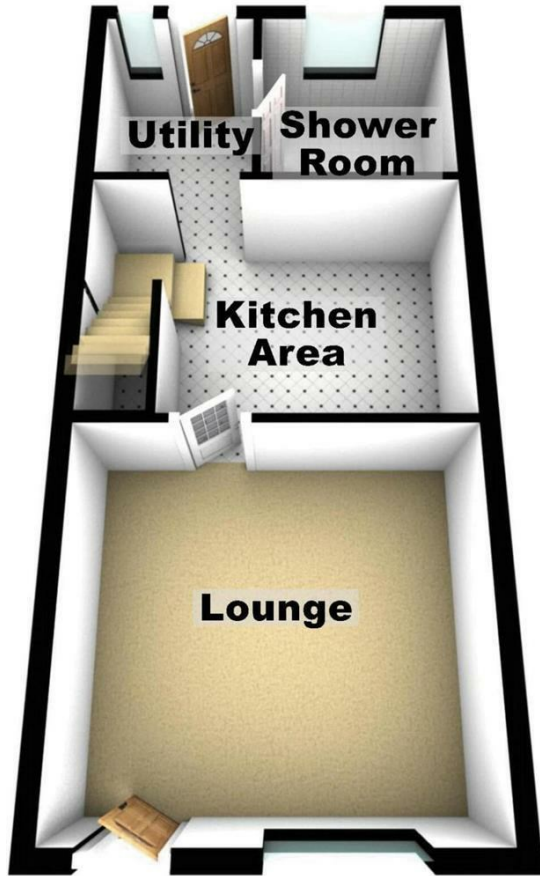
Recently refurbished two-bedroom property ideally located in the town centre. The home benefits from a brand-new kitchen and bathroom, offering a fresh and modern living space throughout. Well-proportioned rooms make it ideal for a couple, small family, or professional tenants.

Available immediately, this property is offered on a long-term basis and would suit tenants looking for a convenient central location close to local amenities and transport links.

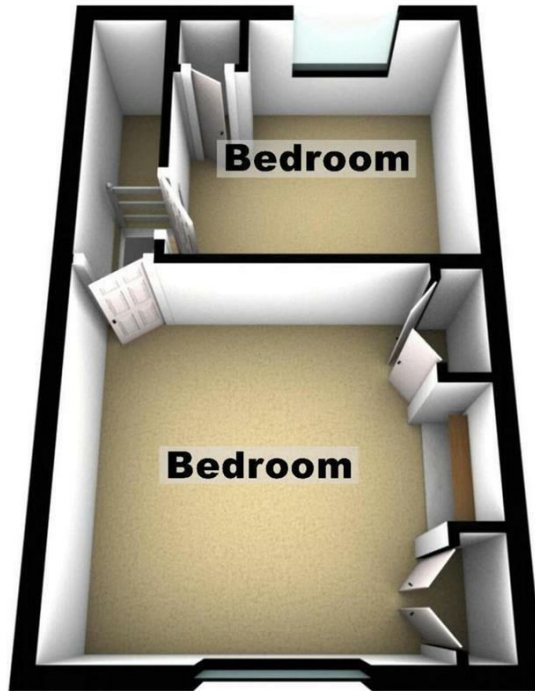
The property is currently rented at £795 per month and is also available for sale, making it an attractive option for both tenants and investors alike.



## Ground Floor



## First Floor



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 77        |
| (55-68) D                                   |  | 61                      |           |
| (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

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