



## 3 RIVER COURT SPALDING, PE11 1DP

£149,950  
LEASEHOLD

This property is conveniently located in a quiet town centre setting and comprises an entrance hall, lounge, kitchen, stairs to the first floor, landing, two double bedrooms, and a bathroom. The home also benefits from a communal garden patio area and off-road allocated parking. Offered for sale with no onward chain.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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](mailto:enquiries@sedge-homes.com)  
[www.sedge-homes.com](http://www.sedge-homes.com)

