



14A ST. THOMAS ROAD SPALDING, PE11 2XY

**£130,000
FREEHOLD**

For Sale with Tenants in Situ – Investment Opportunity

A very tidy and well-maintained 2-bedroom mid-terrace property, ideally located close to local shops and amenities in the town centre. This property benefits from a car park to the rear and is being sold with tenants in situ, offering a ready-made investment with rental income from day one.

Currently let at £775 per calendar month, this property provides a solid return for landlords and investors.

Internally, the accommodation comprises two double bedrooms, a modern family bathroom, a spacious open-plan kitchen/diner with cooker, a generous lounge, and a convenient downstairs WC.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		74
(55-68) D		
(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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