



196 WINSOVER ROAD

SPALDING, PE11 1HQ

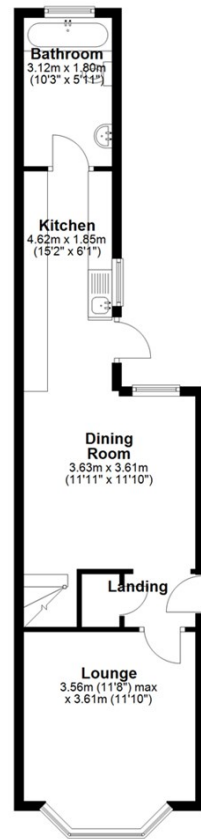
£150,000
FREEHOLD

ATTENTION INVESTORS – TENANTS IN SITU PAYING £810 PCM

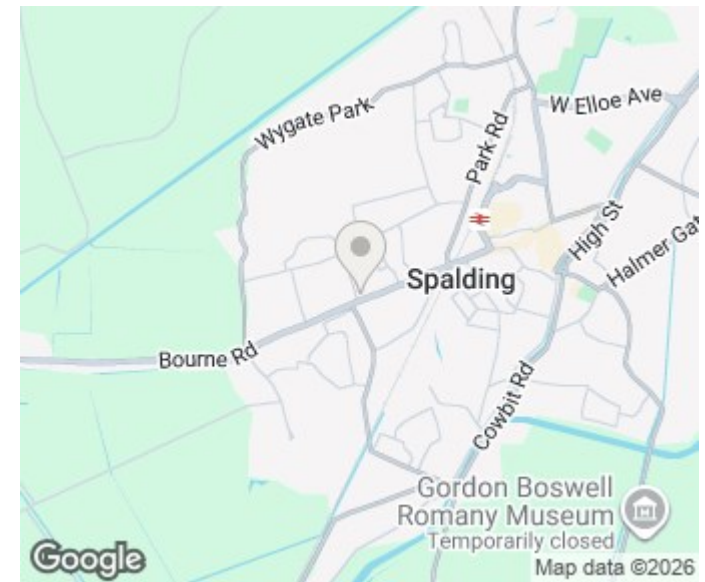
Located on Winsover Road, close to Spalding town centre, this spacious property offers off-road parking, a large enclosed rear garden, and two bathrooms. Currently let with tenants in situ, the accommodation includes two reception rooms (one used as a third bedroom), kitchen, ground floor bathroom, two double bedrooms upstairs, and an en-suite shower room. An ideal investment opportunity with immediate rental income.



Ground Floor
Approx. 45.7 sq. metres (491.5 sq. feet)



Total area: approx. 81.6 sq. metres (878.5 sq. feet)
196 Winsover Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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

