



## 6 ALBION STREET

SPALDING, PE11 2AJ

**£120,000**  
**FREEHOLD**

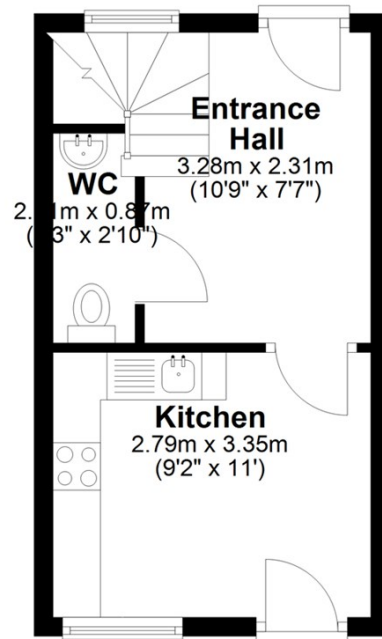
This chain-free property offers a fantastic opportunity for buyers looking to add value, as it requires redecorating and refurbishment throughout. The home features an entrance hall, ground floor W/C, a well-equipped kitchen, and an L-shaped lounge. Upstairs are two bedrooms and a spacious bathroom. Outside, the property benefits from an allocated parking space and is conveniently located close to the town centre, with picturesque river walks and fishing spots nearby.





## Ground Floor

Approx. 20.4 sq. metres (219.9 sq. feet)



Total area: approx. 74.8 sq. metres (805.5 sq. feet)

**6 Albion**



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

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