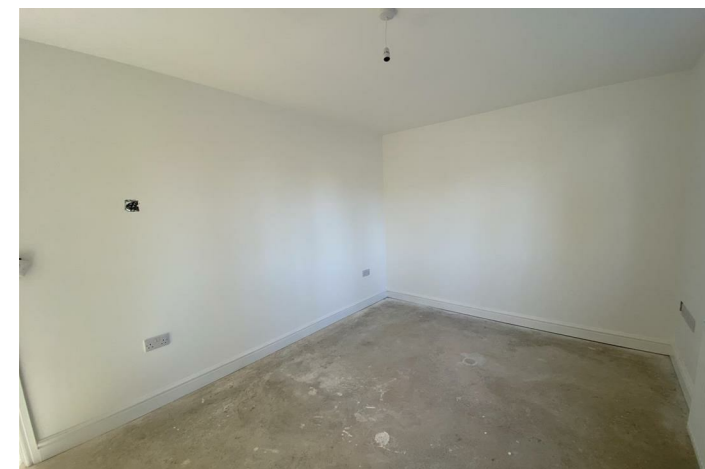




## 40 HOLBEACH ROAD SPALDING, PE11 2HQ

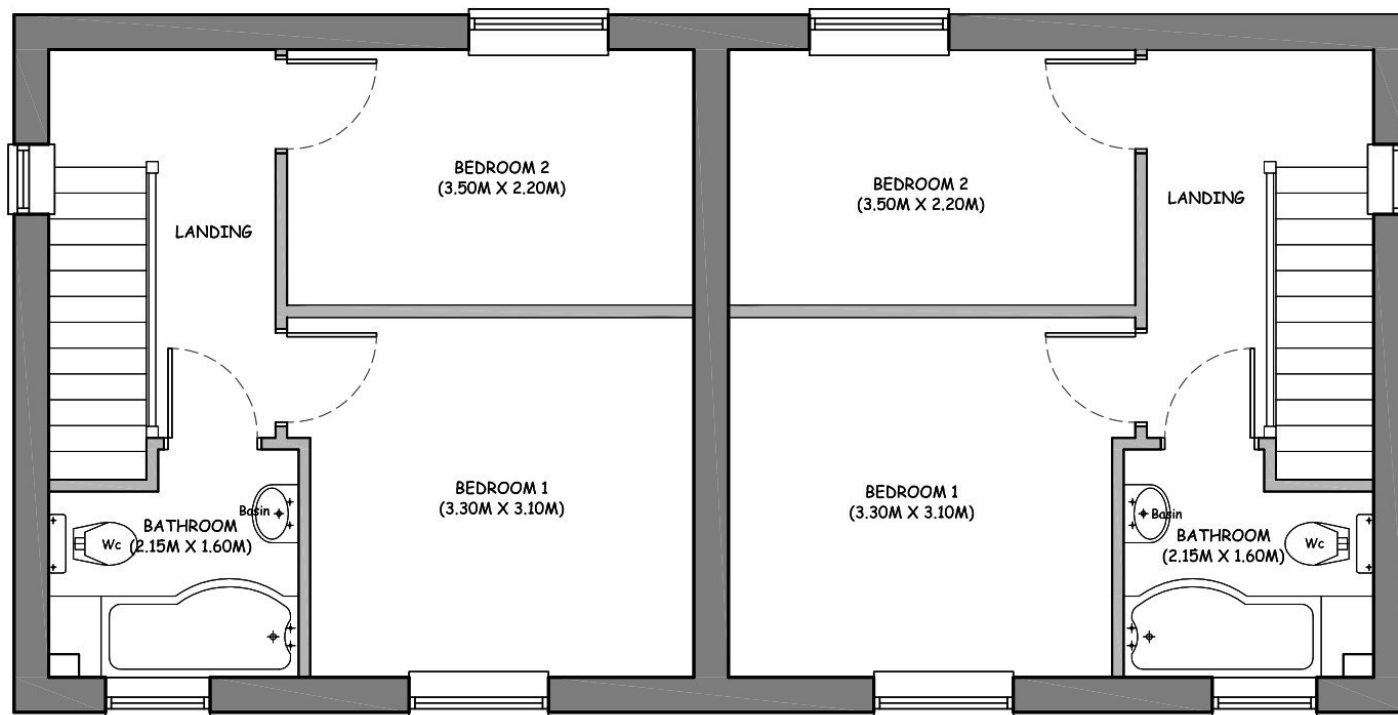
**£155,000**  
**FREEHOLD**

Welcome to this semi-detached house located on Holbeach Road in the heart of Spalding. This modern property, built in the 21st century, offers a fantastic investment opportunity for those looking to settle in a convenient town centre location.

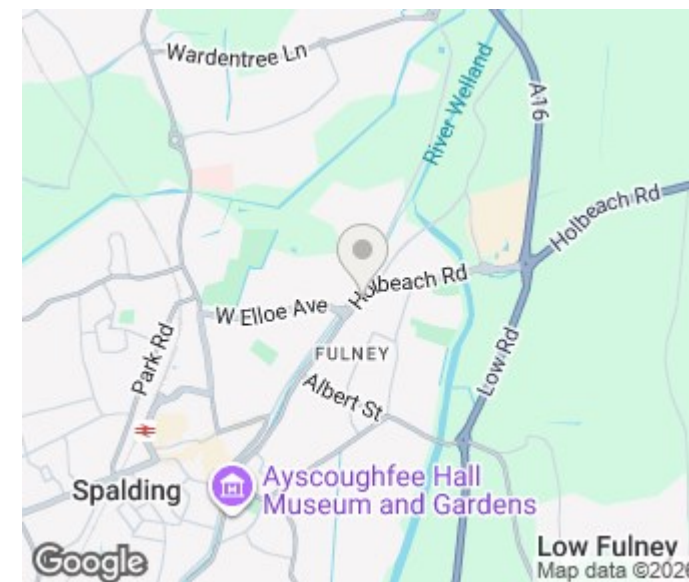
Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The house boasts two lovely bedrooms, ideal for a small family or as a guest room/home office combination. The property also features a well-appointed bathroom, ensuring convenience and comfort for its residents.

One of the standout features of this house is the off-road parking available for one vehicle, a rare find in town centre properties. This added convenience ensures that you never have to worry about parking after a long day out.





FIRST FLOOR PLAN 1:50



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 95        |
| (81-91) <b>B</b>                            | 81                      |           |
| (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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