



314 PARK ROAD
SPALDING, PE11 1QT

£140,000
FREEHOLD

Situated within easy walking distance of Spalding town centre, this well-presented two-bedroom home is an excellent choice for first-time buyers or investors. Offering well-proportioned accommodation, an enclosed rear garden and allocated off-road parking to the rear, the property combines convenience with practical everyday living.

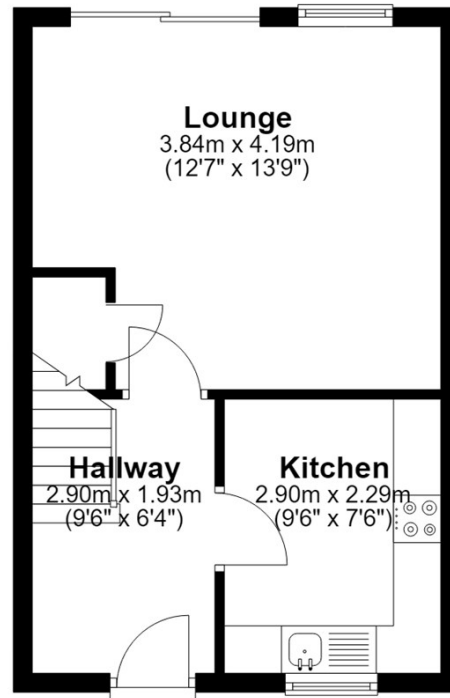
The accommodation includes a fitted breakfast kitchen, separate dining area, bright dual-aspect lounge, two bedrooms and a family bathroom. Outside, the enclosed rear garden is mainly laid to lawn, providing an ideal space to relax or enjoy with family and friends.

Conveniently located close to local amenities, schools, transport links and Spalding's town centre, this is a fantastic opportunity to purchase a home in a popular and accessible location.



Ground Floor

Approx. 29.0 sq. metres (312.1 sq. feet)



Total area: approx. 56.6 sq. metres (609.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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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