



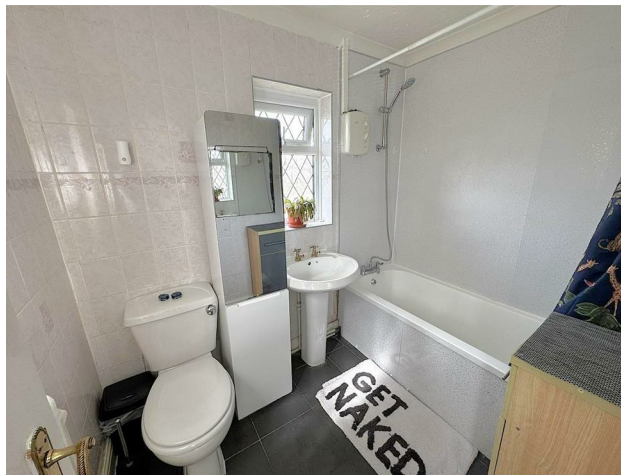
4 MARLBOROUGH AVENUE SPALDING, PE11 2RX

£850 PCM

Nestled in the charming town of Spalding, this delightful semi-detached house offers a perfect blend of character and comfort. Boasting a spacious large reception room, this home is ideal for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for family living or accommodating guests. The property features a conveniently located bathroom, ensuring practicality for everyday life.

Set in an older style, this home exudes a sense of warmth and history, making it a unique find in the area. Additionally, the property provides parking for two vehicles, a valuable asset in today's busy world. This semi-detached house is a wonderful opportunity for those seeking a charming residence in a lovely location. Don't miss the chance to make this house your home.





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

Spalding Office Lettings
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

