



## 22 CHARLOTTE WALK

SPALDING, PE11 4PQ

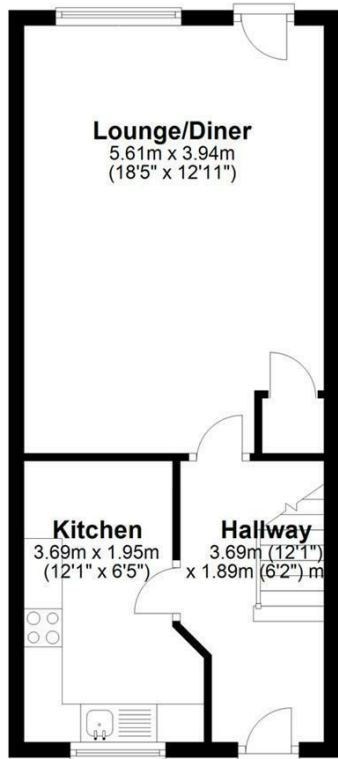
£850 PCM

Sedge Estate Agents are pleased to offer this two double bedroom house situated within a cul-de-sac location in the village of Quadring. This fully refurbished mid-terraced property offers spacious accommodation to include, two double bedrooms, large lounge, allocated parking and an enclosed rear garden.

Please call Sedge NOW on 01775713888 to arrange a viewing!



**Ground Floor**  
Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 74.0 sq. metres (797.0 sq. feet)  
**22 charlotte all**



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

Spalding Office Lettings  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

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

