



**35 BRAYFIELDS**  
**SPALDING, PE11 3YT**

**£775 PER MONTH**

Modern ground floor flat situated in a sought-after cul-de-sac location within the popular village of Pinchbeck within walking distance of shops, primary school and amenities. The flat offers spacious accommodation comprising:- entrance hall, kitchen, lounge/diner, two bedrooms, bathroom, outside there is an allocated parking space and a communal gardens.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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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