



74 CLAY LAKE, SPALDING, PE11 2QQ
£122,500 FREEHOLD

Investors only!! A two bedroom end of terrace house with tenant paying £550 pcm. The accommodation in brief comprises kitchen, lounge, bathroom, two bedrooms, rear garden and one parking bay. Located within easy reach of the town centre with all its amenities please call 01778 392807 for further details.

Bourne | 01778392807 | bourne@winkworth.co.uk

Two Bedroom End of Terrace Home | One Allocated Parking Bay | Ideal Investment/First Time Buyer | Situated Within Easy Reach of the Town Centre | EPC Rating D
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ACCOMMODATION

UPVC Front Door Leading to:

Kitchen - 10'6" x 10'6" (3.2m x 3.2m) Having UPVC window to the front elevation, range of wall and base units with work tops, sink with mixer tap over, cupboard housing gas boiler supplying hot water and central heating, tiled flooring and radiator

Lounge - 12'6" x 10'6" (3.8m x 3.2m) Having two UPVC windows to the front, fuse box, carpet to floor and stairs to the first floor landing

Bathroom - 5'7" x 4'11" (1.7m x 1.5m) Having window to ceiling, WC, wash hand basin, bath with shower over, vinyl to floor and radiator

Bedroom One - 10'6" x 10'2" (3.2m x 3.1m) Having UPVC window to the front elevation, built-in wardrobes, radiator and carpet to floor

Bedroom Two - 7'10" x 7'3" (2.4m x 2.2m) Having UPVC window to the front, built-in wardrobes, carpet to floor and radiator

Rear Garden - Is laid to lawn with a patio area

Energy Efficiency Rating		Current	Potential
Likely energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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