



# Atton Avenue Spalding

## For sale £925 per

A recently redecorated three-bedroom end-terrace property, ideally situated in a popular area of Spalding. Finished with fresh décor throughout, this well-presented home offers spacious and versatile accommodation.

Internally, the property comprises a lounge, a separate dining room with a useful pantry, and a fitted kitchen. To the first floor, there are three bedrooms and a modern family bathroom. Externally, the property benefits from a fully enclosed rear garden, along with a driveway to the front providing ample off-road parking.

EPC Rating: C  
Council Tax Band: A



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PRS No PRS018608

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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>	<b>72</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	

**important notice:** these particulars which have been produced with the greatest of care & attention and are only intended to give the purchaser a guide to the description of the property. they are prepared to comply with the property misdescription act 1991; however they are for guidance only and must not be relied on as a statement of fact. these particulars do not constitute an offer of contract. intended purchasers should satisfy themselves by inspection to the property and it's appliances, equipment and services as these have not been tested. draft details awaiting vendors approval.