



# Woolram Wygate Spalding

**For sale**  
**£825 per**

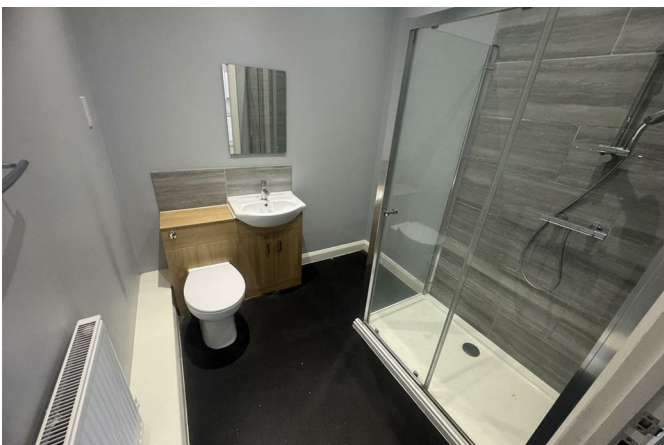
Spacious Refurbished Two-Bedroom Flat with Off-Road Parking

Located in a highly sought-after residential area, this recently updated and generously sized two-bedroom flat offers convenient access to local amenities. The property features a bright and spacious lounge, a modern fitted kitchen, two double bedrooms, a shower room, and the added benefit of off-road parking.

EPC - C  
Council Tax - A

 [info@wlyh.co.uk](mailto:info@wlyh.co.uk)  
01775 888494  
23 Westlode St Spalding PE11 2AF

Company No 12243349 PRS No PRS018608  
VAT No 336400430 CMP No CMP006662



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>76</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.