



**St. Annes Way
Spalding**

**For sale
£750 per**

Located in a highly sought-after residential area, this two-bedroom mid-terraced property offers well-presented accommodation throughout. The internal layout includes a fitted kitchen, a generous lounge, two bedrooms, and a family bathroom to the first floor. Outside, there is a low-maintenance rear courtyard along with off-road parking to the front.

EPC - C
Council Tax - A



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.