



**65 WINSOVER ROAD, SPALDING, PE11 1EQ**  
**£105,000 FREEHOLD**

A two bedroom terraced home located within the town centre making this an ideal first time purchase or buy to let investment. The property is offered for sale with no chain and benefits from, lounge, kitchen/breakfast room, downstairs bathroom and two first floor bedrooms. Outside there is an enclosed garden.

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## ACCOMMODATION

### Door leading to:

**Lounge** - 12'5" x 12' (3.78m x 3.66m) with attractive feature fireplace, laminate flooring, radiator, upvc double glazed window overlooking the front, tv points and archway leading through to

**Kitchen Breakfast Room** - 12'1" x 8' (3.68m x 2.44m) with stairs leading to the first floor, range of fitted units comprising one and a half bowl sink unit with cupboard below, good range of wall and base units, space and plumbing for washing machine, space for fridge/freezer, space for cooker, tiled flooring and door leading through to

**Rear Lobby** - with tiled flooring, door leading to the rear garden and door leading through to


**Bathroom** - modern fitted suite comprising panelled bath with shower attachment, low level WC, wash hand basin, exposed brick wall, part tiled walls and tiled flooring

**First Floor Landing** - door leading through to

**Bedroom One** - 12'1" x 12' (3.68m x 3.66m) upvc double glazed window to the front, radiator and power points

**Bedroom Two** - 8'5" x 8' (2.57m x 2.44m) upvc double glazed window to the rear, over stairs storage cupboard housing gas boiler supplying hot water and central heating, radiator and power points

**Rear Garden** - mainly paved and fully enclosed

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92+) <b>A</b>                              |                            |   |
| (81-91) <b>B</b>                            |                            | <b>82</b>   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            | <b>40</b>                  |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |  |