



**Bourne Road  
Pode Hole  
Spalding  
Lincolnshire  
PE11 3LL**

**Offers in Excess of £140,000**

**bettermove**

# Bourne Road Spalding

Bettermove are proud to present this 2 bedroom semi-detached house in Pode Hole, Spalding. This property is available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the rear of the property and a garage. The council tax band is A.

The interior of this beautifully presented property comprises a spacious and open plan living room with dining room, fitted kitchen and family bathroom on the ground floor. The first floor consists of two double bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the small village of Pode Hole, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from local bus routes and Bourne Road providing easy access into Spalding Town Centre with rail links from Spalding train station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

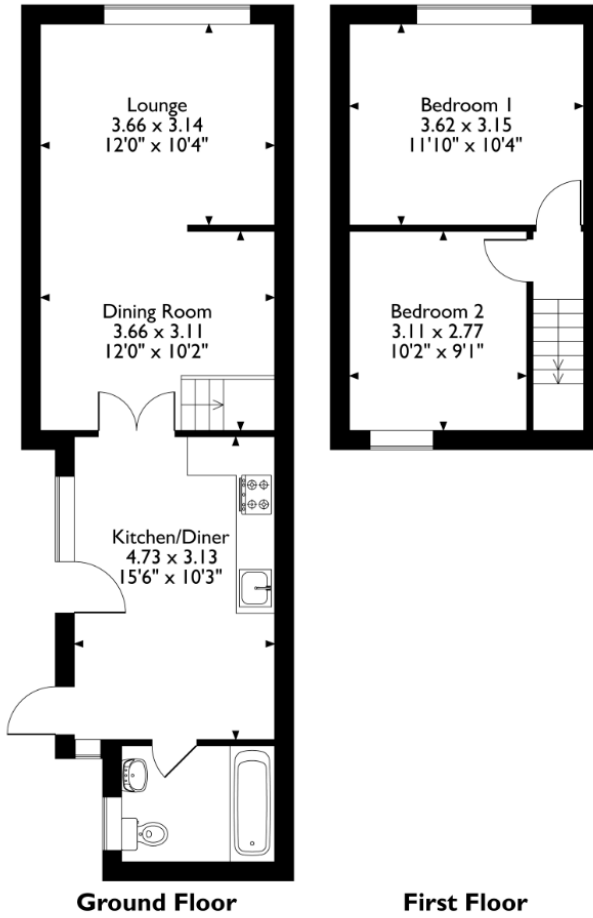
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Bourne Road, Pode Hole, Spalding, Lincolnshire  
 Approximate Gross Internal Area  
 66 Sq M/711 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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