



**4 Chapel Court
Sutton Bridge
Spalding
Lincolnshire
PE12 9TN**

Offers in Excess of £106,000

bettermove

Chapel Court Spalding

Bettermove are proud to present this 1 bedroom Terraced House in Sutton Bridge, available with no forward chain.

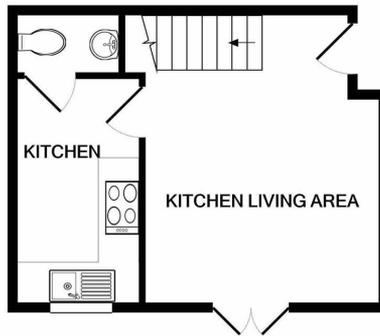
The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is A.

The interior of this property comprises a spacious living area with access to the garden, the fitted kitchen and a convenient WC on the ground floor. The first floor consists of one double bedroom and bathroom.

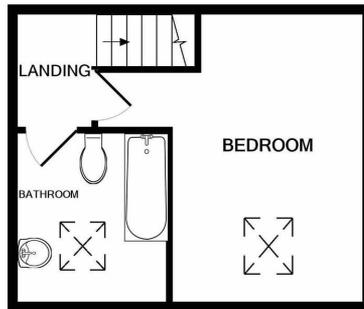
Located in the popular town of Sutton Bridge, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A17 and many local bus routes.

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





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		96
(81-91) B		
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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