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44 Medlock Crescent PE11 2NF

BELVOIR!

£127,500



Key Features

- > MID TERRACE PROPERTY
 - > TWO BEDROOMS
 - > UPVC DOUBLE GLAZING
 - > GAS CENTRAL HEATING
 - > REAR GARDEN
 - > PARKING
 - > Tenure: Freehold
 - > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer this two-bedroom terrace property. The property does require updating but provides an ideal first time/investment purchase. The accommodation in brief comprises of, entrance hall, kitchen, lounge, two bedrooms, bathroom. Externally front and rear garden, parking.

ENTRANCE HALL

UPVC double glazed door to entrance hall, stairs to first floor landing, under stairs cupboard, radiator.

KITCHEN

9'8" x 6'6" (2.94m x 1.98m)

UPVC double glazed window to the front elevation, base and wall units, stainless steel sink unit, built in oven and hob.



LOUNGE

12'7" x 11'6" (3.83m x 3.50m)

UPVC full height window to the rear elevation, UPVC double glazed door to the rear elevation, radiator.

LANDING

Boiler cupboard housing central heating boiler and hot water cylinder.

BEDROOM 1

12'6" x 12'6" (3.81m x 3.81m)

UPVC double glazed window to the rear elevation, radiator. L shaped maximum measurements.

BEDROOM 2

8'9" x 6'4" (2.66m x 1.93m)

UPVC double glazed window to the rear elevation, radiator.

BATHROOM

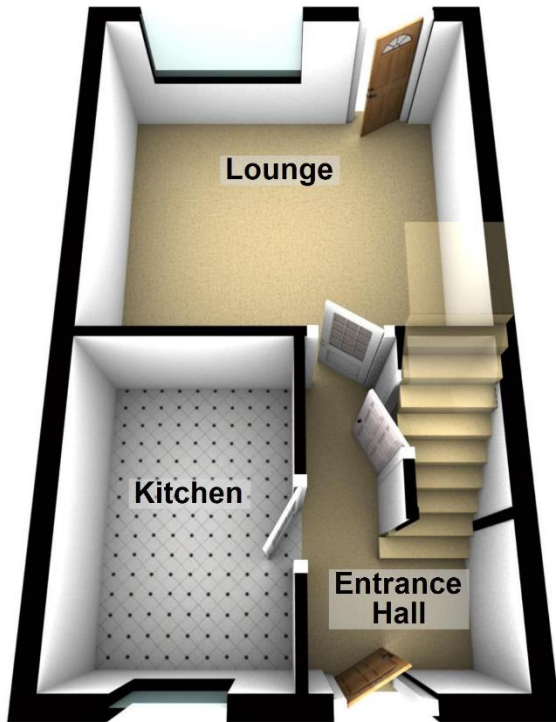
UPVC double glazed window to the front elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with shower over, radiator.

EXTERNALLY

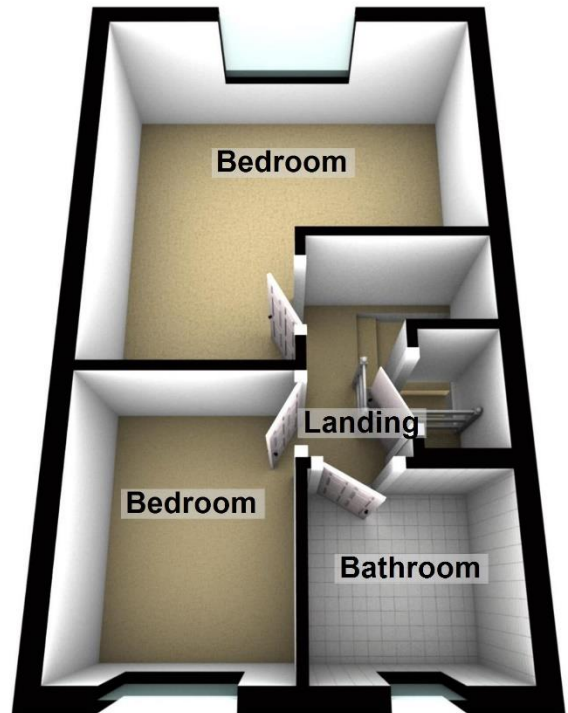
FRONT: laid to lawn with pathway to the property.

REAR: Enclosed by fencing, standing for storage shed, laid to lawn, gated access to rear access road. Parking.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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