



2 BELLE VUE CLOSE SPALDING, PE12 7ND

£169,950
FREEHOLD


Welcome to Belle Vue Close, Holbeach, Spalding - a charming property that is perfect for buy-to-let investors or first-time buyers alike. This modern end-terrace house boasts two cosy bedrooms, ideal for a small family or those looking for a spare room or home office.

As you step inside, you'll be greeted by a lovely reception room, perfect for relaxing or entertaining guests. The property also features a well-maintained bathroom, ensuring convenience for all residents.

One of the highlights of this property is the enclosed rear garden, providing a private outdoor space where you can enjoy a morning coffee or host summer barbecues. Additionally, the allocated parking space ensures that you never have to worry about finding a spot for your vehicle.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		82	
(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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
 11 The Crescent
 Spalding
 Lincolnshire
 PE11 1AE

01775 713 888
 enquiries@sedge-homes.com
 www.sedge-homes.com

