



## 29 MEDLOCK CRESCENT

SPALDING, PE11 2NG

**£150,000**  
**FREEHOLD**

Attention investors, sold with sitting tenant long term paying £875 per month. We are pleased to offer this end terrace house and located on Medlock Crescent. The property benefits from 3 bedrooms and 2 reception rooms and a garage, with easy access to all local amenities. The total floor area is 55.90 sq. meters with D energy performance (EPC) rating. The property benefits from enclosed rear garden. This property comes under South Holland local authority/council with A council tax band. Viewings are highly recommended!!!





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

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