





**MOLCONKIE PROPERTY LTD**  
**350 Lincoln Road, PE1 2NA**



**Rental Information**

Rent (PCM)	Bedrooms 	Bathrooms 	Reception Rooms 	Garden 
<b>£875</b>	<b>2</b>	<b>1</b>	<b>2</b>	

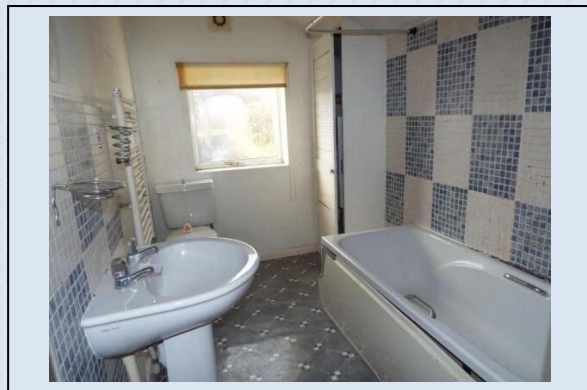
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy



## MOLCONKIE PROPERTY LTD

### Property Description

*This mid-terraced property comprises of living room, dining room and kitchen on ground floor to the first floor there are two bedrooms and a bathroom. Outside is a front and rear garden which is mainly laid to paving.*



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## **Living Room**

10'11" x 10'7" (3.33m x 3.23m).

Double glazed uPVC front door, double glazed uPVC window, radiator and laminate flooring.

## **Dining Room**

10'11" x 11'2" (3.33m x 3.4m).

Double glazed uPVC window, radiator and laminate flooring.

## **Kitchen**

5'10" x 16'1" (1.78m x 4.9m).

Double glazed uPVC back door, double glazed uPVC window, radiator, vinyl flooring, roll top work surface, wall and base units, single sink with drainer, integrated oven, integrated gas hob, extractor over hob, space for washing machine and fridge/freezer.

## **Landing**

7'11" x 14'6" (2.41m x 4.42m).

## **Bedroom 1**

10'11" x 10'8" (3.33m x 3.25m).

Double glazed uPVC window and radiator.

## **Bedroom 2**

7'9" x 11'3" (2.36m x 3.43m).

Double glazed uPVC window and radiator.

## **Bathroom**

5'9" x 8'11" (1.75m x 2.72m).

Double glazed uPVC window, heated towel rail, vinyl flooring, low level WC, paneled bath with shower over bath and pedestal sink.

**Total Floor Area 66 m2**

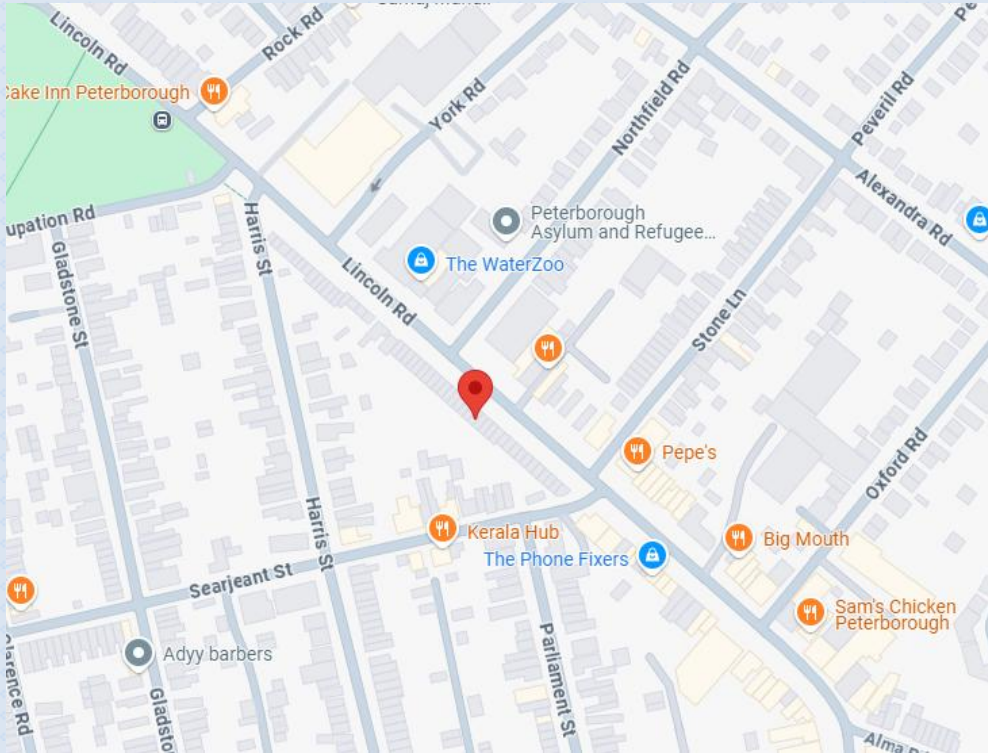
**Energy Rating D**





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## Location Map



## Floor Plans

### Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### CONTACT DETAILS



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