

## 34 Haddon Road, Stamford, PE9 2UP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Offered for sale with NO CHAIN, this two-bedroom end-terraced home in need of modernisation provides well-proportioned accommodation, enjoying a pleasant outlook over a green to the front.

The property features an entrance porch leading into a lounge. To the rear is a breakfast kitchen, offering good storage and workspace, and providing ample room for everyday dining.

Upstairs, the accommodation includes a generous main bedroom, a second well-sized bedroom, and a bathroom.

Externally, the property benefits from a generous rear garden, ideal for relaxing or entertaining and gated access leading both to the front of the property, and to the off-street parking and a single garage, providing practical parking and storage solutions.

Enjoying an attractive position overlooking a green and offered with the added advantage of NO CHAIN, this home represents an excellent opportunity for first-time buyers, downsizers, or investors alike who are looking to put their own mark on a property.

**Asking Price £185,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- End Terrace House
- Lounge and Kitchen / Dining Room
- Garage and Parking Space
- In Need of Modernistaion
- EPC Rating - D Council Tax Band - B

- Two Generous Bedrooms
- Bathroom/WC
- Spacious Rear Garden
- No Upward Chain



**ACCOMMODATION:**

**Entrance Porch**

**Living Room**

4.52m x 3.76m (14'10" x 12'4")

**Kitchen/Dining Room**

4.52m x 3.84m (14'10" x 12'7")

**First Floor Landing**

**Bedroom One**

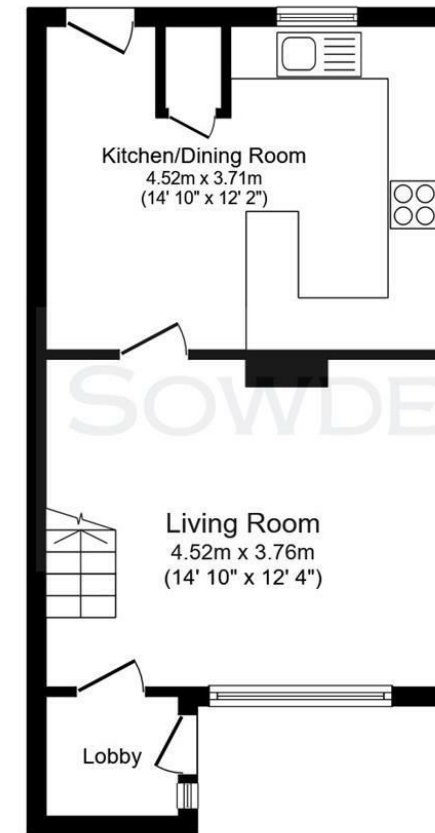
3.63m x 3.33m (11'11" x 10'11")

**Bedroom Two**

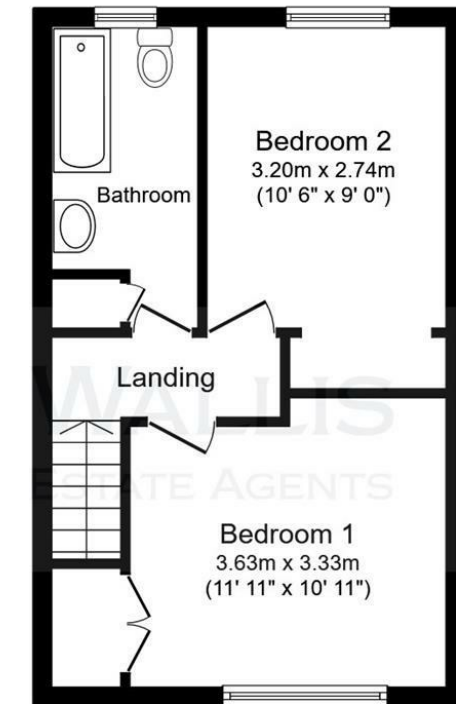
3.20m x 2.74m (10'6" x 9'0")

**Bathroom**

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io