

## 14 Barnwell Road, Stamford, PE9 2UU

| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

This three bedroom semi-detached family home has been modernised throughout, featuring a stylish breakfast kitchen, wood burning stove and downstairs cloakroom. The property also come with uPVC double glazing, a gas fired combi boiler and garage with workshop.

The accommodation comprises: - Entrance hall, cloakroom, sitting room, kitchen diner, landing, three bedrooms and a family bathroom.

There is off street parking to the front, whilst to the rear is a garage with a workshop/storage room behind, as well as a patio and lawned garden.

The property is being sold with no onward chain.

**£325,000 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.

- Three bedroom semi detached home
- Lounge with log burner
- Close proximity to the town and A1
- Updated gas combi boiler

- Modern kitchen/diner
- Parking and extended garage/workshop
- Downstairs cloakroom
- EPC - TBC Council tax - C



**ACCOMMODATION:**

Entrance Hallway

Bathroom

W/C

Living Room

4.90m x 3.30m (16'1 x 10'10)

Kitchen/Diner

5.26m x 2.95m (17'3 x 9'8)

First Floor Landing

Bedroom

3.91m x 3.00m (12'10 x 9'10)

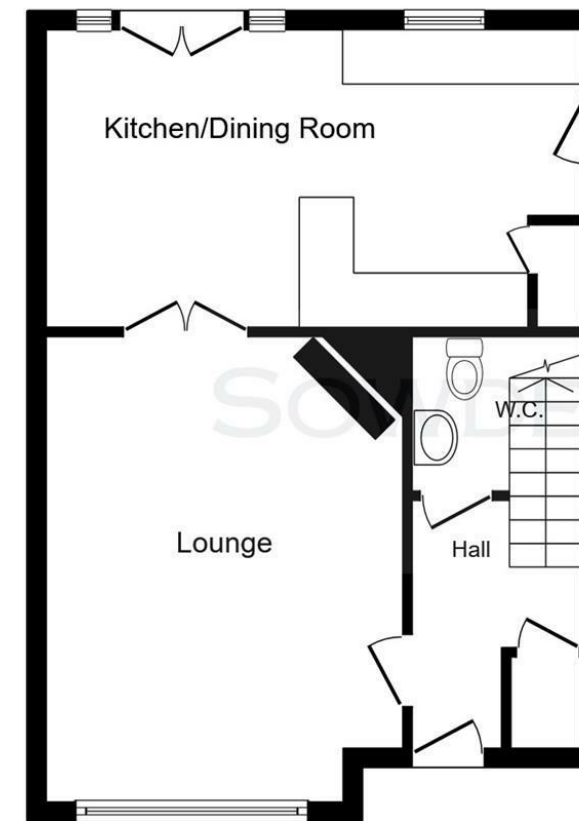
Bedroom

3.28m x 2.97m (10'9 x 9'9)

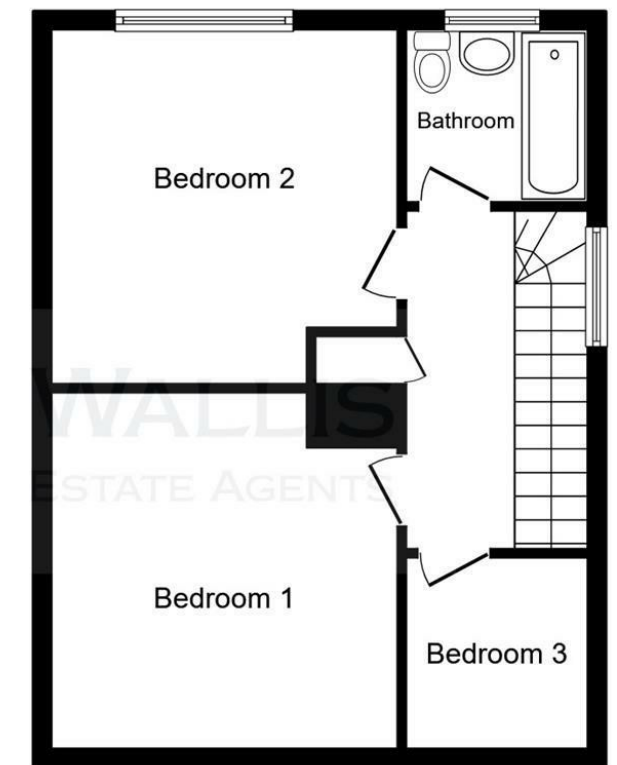
Bedroom

2.44m x 2.13m (8'0 x 7'0)

**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](http://www.Propertybox.io)