



139 Ryhall Road, Stamford, PE9 1UL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

This delightful extended semi-detached house offers a generous sitting room along with a dining room and three bedrooms. There is a family bathroom as well as a ground floor shower room, as well as a double garage, workshop and gated parking to the rear of the property as well.

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

The brickbuilt double garage and workshop to the rear is found at the end of a sizable west facing patio and lawn garden, that is accessed via an unadopted road.

The property comes with gas fired central heating and provides easy access to local amenities and the town centre.

Asking Price £375,000 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.

- Extended semi-detached home
 - Generous lounge and a dining room
 - Double garage with workshop/office
 - Larger than average garden with parking to the rear
 - Council Tax Band - B
- Three bedrooms
 - Family bathroom and a ground floor shower room
 - Gas fired central heating
 - Easy access to local amenities & the town centre
 - EPC - D



ACCOMMODATION:

Entrance Hallway

Dining Room

3.10 x 2.95 (10'2" x 9'8")

Living Room

5.89 x 4.52 (19'3" x 14'9")

Shower Room

2.11 x 1.66 (6'11" x 5'5")

Kitchen

5.92m x 2.08 (19'5" x 6'9")

First Floor Landing

Bedroom One

3.40 x 3.23 (11'1" x 10'7")

Bedroom Two

3.15 x 2.95 (10'4" x 9'8")

Bedroom Three

2.69 x 2.36 (8'9" x 7'8")

Bathroom

2.76 x 1.50 (9'0" x 4'11")

Double Garage

5.05 x 5.03 (16'6" x 16'6")

Office/Workshop

5.05 x 2.97 (16'6" x 9'8")

FLOOR PLAN:



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