

31 York Road, Stamford, PE9 1LL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 modern terrace home is set within a short walking distance to the town. The property features a good size kitchen diner and lounge, in addition to three good size bedrooms.

The accommodation comprises of an entrance hall, lounge with feature wall, a lovely modern kitchen/diner with washing machine, dishwasher and fridge freezer.

On the first floor is a double bedroom with fitted wardrobes, a three piece family shower room, and a further two bedrooms, one double and one single with built in storage cupboard.

To the rear is a nice sized garden with concreted patio area and lawned area, including shed.

£950 PCM

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 bedrooms
- Modern décor
- Mid-terrace property
- EPC - TBC, Council Tax - A

- Large front and rear garden
- White goods included
- Available mid October
- Holding deposit £219, Damage deposit £1096



ACCOMMODATION:

Lounge
3.63mx4.29m (11'11x14'01)

Kitchen/Diner
2.72mx5.23m (8'11x17'02)

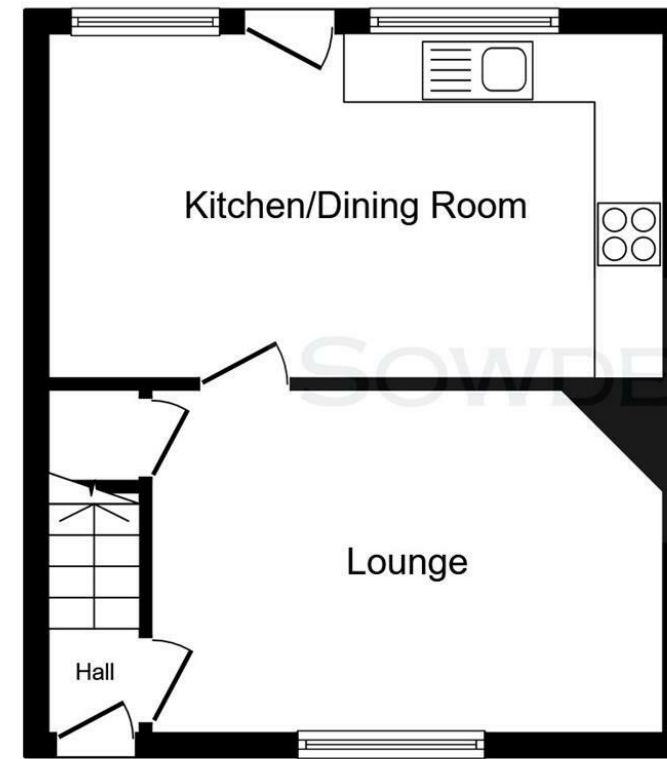
Bedroom One
2.74mx2.77m (9x9'01)

Bedroom 2
2.51mx2.77m (8'03x9'1)

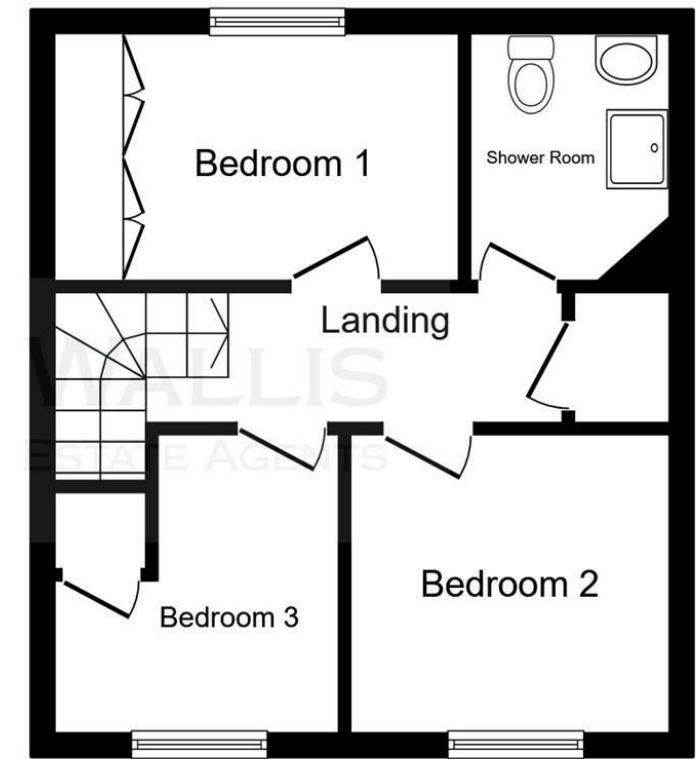
Bedroom Three
2.74mx2.64m (9x8'08)

Bathroom
2.74mx1.75m (9x5'09)

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