

85 Drift Avenue, Stamford, PE9 1YJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D	67	
(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

Set in a tucked away location that provides easy access to local amenities and Stamford town centre, this recently refurbished one bedroom terraced home comes with a stylish kitchen and modern bathroom. The property is well presented with gas fired central heating and replacement double glazed windows.

The accommodation comprises: - Entrance hall, sitting room, kitchen, landing, double bedroom and a bathroom.

With the home being set back from the road, there is a lawn garden to the front, whilst to the rear is a west facing enclosed lawn garden. There is a garage and non-allocated off street parking.

Asking Price £179,995 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.

- Tucked away location
  - Recently renovated
  - Gas fired central heating
  - Single garage & non-allocated off street parking
  - Council Tax Band - A
- One bedroom home
  - Modern style kitchen & bathroom
  - Easy access to local amenities and the town centre
  - West facing enclosed lawn garden
  - EPC - D



ACCOMMODATION:

Entrance Hall

Sitting Room  
4.45m x 3.66m (14'7 x 12')

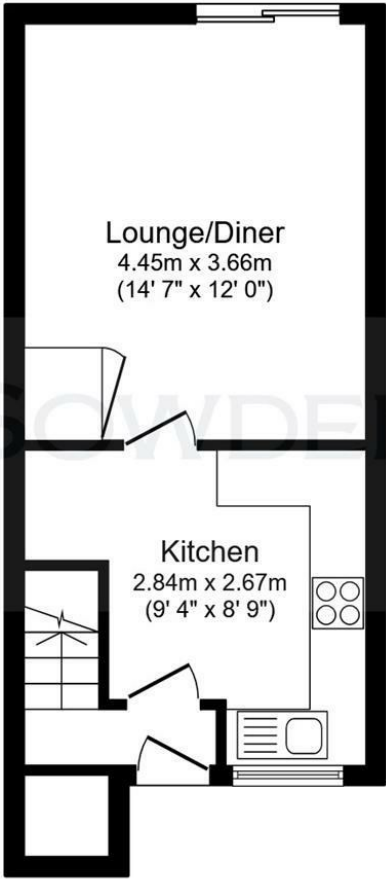
Kitchen  
2.82m x 2.67m (9'3 x 8'9)

Landing

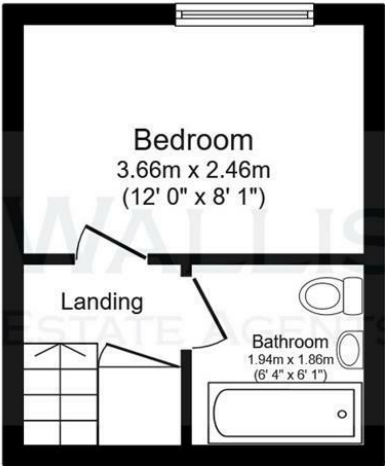
Main Bedroom  
3.66m x 2.44m (12' x 8')

Bathroom

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox