

## 5 Ross Drive, Stamford, PE9 2JF

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			
		77	82
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 with NO CHAIN, this well-presented three-bedroom semi-detached home provides modern, well-planned accommodation ideal for families, professionals or first-time buyers.

The ground floor features a welcoming entrance hall and cloakroom, leading through to a bright open plan kitchen, dining and living space with patio doors opening directly onto the enclosed rear garden, creating an excellent flow for everyday living and entertaining.

To the first floor, the main bedroom benefits from a private en-suite shower room, alongside two further bedrooms and a family bathroom.

Additional features include uPVC double glazing and gas-fired central heating. Externally, the property enjoys allocated off-street parking and a single garage, providing practical storage and parking solutions.

A well-maintained and modern home offering comfortable living space and attractive outdoor areas, with the added advantage of NO CHAIN. Early viewing is recommended.

**Asking Price £295,000 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.

- Modern three bedroom semi-detached home
- Main bedroom with en-suite
- Off street parking & single garage
- Low maintenance rear garden
- EPC - TBC

- Open plan kitchen living area
- uPVC double glazing & gas fired combi boiler
- Downstairs cloakroom
- Council Tax Band - B
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**  
3.56m max x 1.96m max (11'8 max x 6'5 max)

**Cloakroom**  
1.50m x 0.79m (4'11 x 2'7)

**Open Plan Kitchen Living Space**  
7.75m max, 3.15m min x 4.67m max, 2.54m min  
(25'5 max, 10'4 min x 15'4 max, 8'4 min)

**Landing**

**Main Bedroom**  
5.03m x 2.59m (16'6 x 8'6)

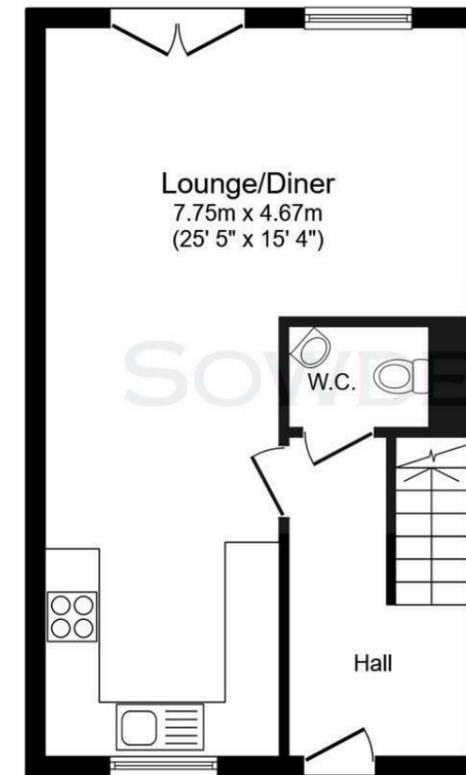
**En-suite**  
2.59m x 1.07m (8'6 x 3'6)

**Bedroom Two**  
2.67m x 2.49m (8'9 x 8'2)

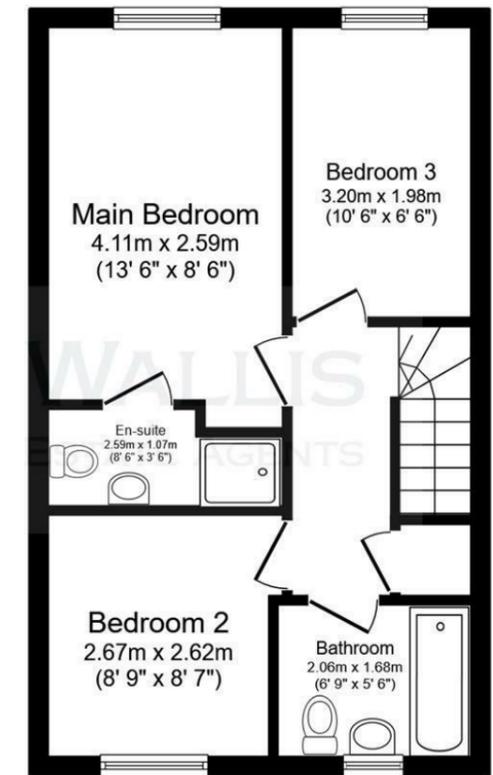
**Bedroom Three**  
3.20m x 1.98m (10'6 x 6'6)

**Bathroom**  
2.06m x 1.68m (6'9 x 5'6)

**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)