



19 Casterton Road, Stamford, PE9 2YL

SOLD STC PRIOR TO MARKETING

Positioned within close proximity to the town centre, on a stunning elevated plot, is this versatile two bedroom bungalow. Benefitting from great views, this property is offered to the market with great potential for further modernisation and improvement.

In brief, the accomodation comprises; entrance hall, two reception rooms, kitchen, utility area, bathroom, shower room and two bedrooms.

To the rear is a tiered garden currently presented with a patio area and raised grassed area. Whilst the property doesn't have allocated parking, on street parking is available on Casterton Road on a first come basis.

£300,000 Freehold

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	
	78
	53
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	
EU Directive 2002/91/EC	

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.

- SOLD STC PRIOR TO MARKETING
- Elevated position with a stepped rear garden
- Shower room and bathroom
- EPC: E Council Tax: D
- Sought after location close to town
- Two reception rooms
- Modernisation required throughout
- NO ONWARD CHAIN



ACCOMMODATION:

Entrance Hallway

Bathroom

Living Room

4.40m x 3.20m (14'5" x 10'5")

Dining Room

4.40m x 3.60m (14'5" x 11'9")

Kitchen

3.60m x 3.00m (11'9" x 9'10")

Utility area

Shower Room

Bedroom

3.80m x 3.60m (12'5" x 11'9")

Bedroom

3.60m x 3.00m (11'9" x 9'10")

FLOOR PLAN:



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