

84 Conduit Road, Stamford, PE9 1QL

| 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 | | |

Located just a short walk from Stamford's town centre, you will find this well two double bedroom home presented to a lovely standard throughout. The property has a lovely country style kitchen with wooden worktops and units, alongside a light and airy dual aspect lounge diner. Downstairs, there is the convenient addition of a w/c and access to the courtyard garden.

To the first floor, there are two generous double bedrooms with built in wardrobes in the principal bedroom. The family bathroom has a three piece suite, including a shower over the bath.

To the rear, is a pretty and enclosed courtyard garden, as well as a generous store room. The back gate leads to the lane behind providing convenient access to the garden.

There is no allocated parking with the property but it is situated within the residents permit zone.

£1,250 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.

- Two double bedrooms
 - Well presented throughout out
 - Built in wardrobes to main bedroom
 - Close proximity to town centre
 - Holding deposit: £288 Deposit: £1442
- Large dual aspect living/dining room
 - Family bathroom upstairs and downstairs W/C
 - Courtyard garden with store room
 - EPC: TBC Council Tax: C



ACCOMMODATION:

Entrance Hall

Living/Dining Room

7.62m x 3.61m (25'0 x 11'10)

Kitchen

3.66m x 2.49m (12'0 x 8'2)

WC

Stairs & Landing

Bedroom One

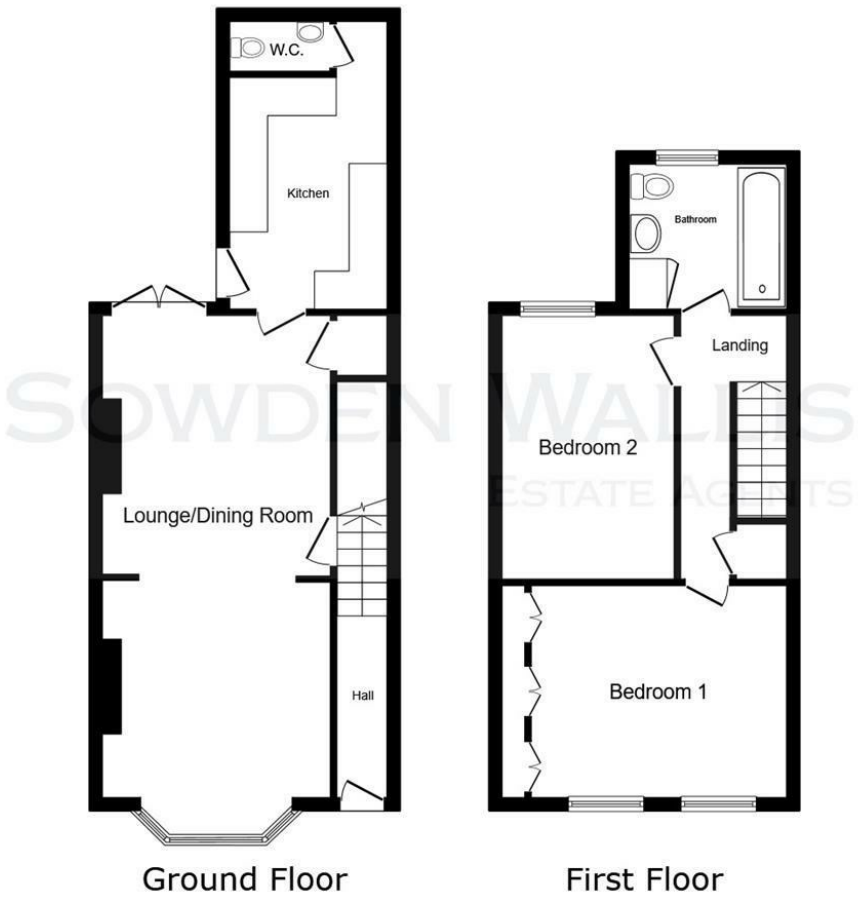
4.04m x 3.61m (13'3 x 11'10)

Bedroom Two

3.63m x 2.95m (11'11 x 9'8)

Bathroom

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