

## 7 Rock Road, Stamford, Lincolnshire, PE9 2PU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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 <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 within walking distance of the town centre and Waitrose, this immaculately presented two double bedroom character home comes with a spacious lounge and stylish kitchen diner. The property has a low maintenance south west facing patio garden, as well as modern style shower room and combination gas boiler.

The accommodation comprises: - Lounge, kitchen diner, landing, Main bedroom, second bedroom and a shower room.

There is NO CHAIN with the property.

**Guide Price £250,000 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.



- Walking distance to town centre
- Two double bedrooms
- Breakfast kitchen
- South facing courtyard garden
- Council Tax Band - C

- Tucked away location
- Immaculately presented
- Gas fired central heating
- Shower room
- NO CHAIN



**ACCOMMODATION:**

**Sitting Room**

4.52m x 4.01m (14'10" x 13'2")

**Breakfast Kitchen**

5.46m x 2.49m (17'11" x 8'2")

**Landing**

**Main Bedroom**

4.52m x 3.18m (14'10" x 10'5")

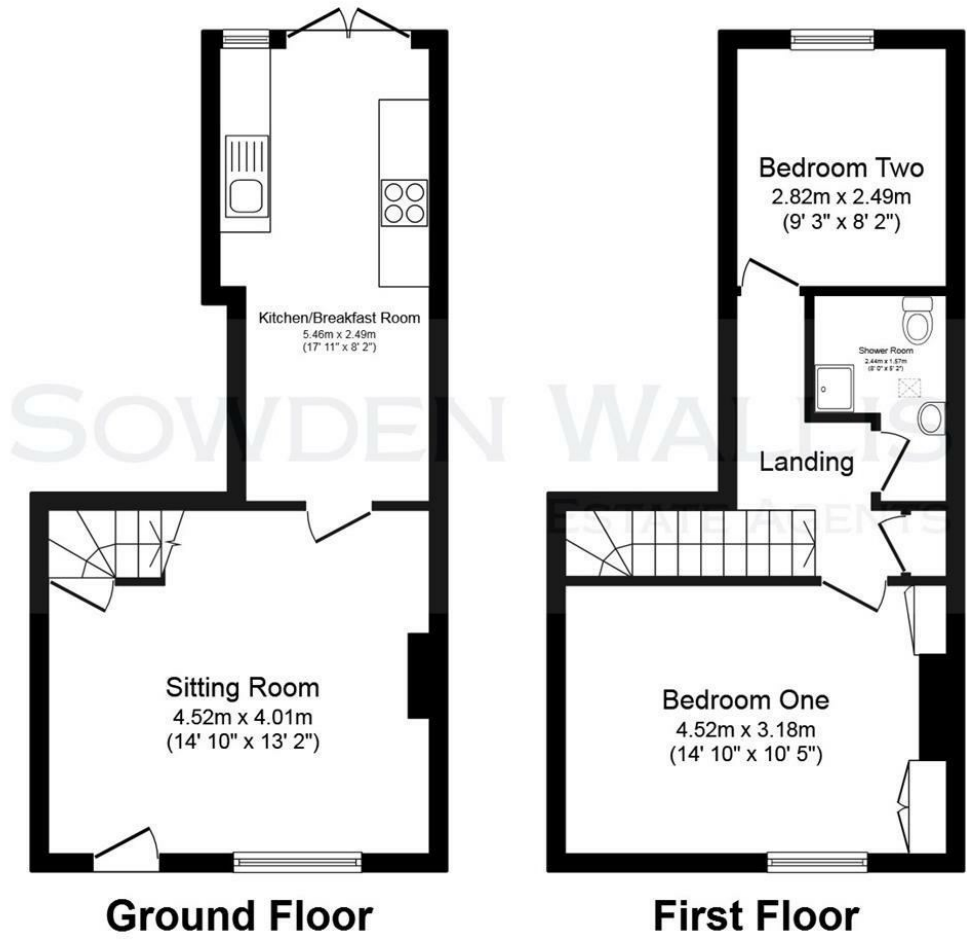
**Bedroom Two**

2.82m x 2.49m (9'3" x 8'2")

**Shower Room**

2.44m x 1.57m max (8' x 5'2" max)

**FLOOR PLAN:**



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