

## 43 Torkington Gardens, Stamford, PE9 2EW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(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 in a quiet town centre location, this three bedroom stone built town house has been greatly improved by the current owners and comes with a spacious kitchen breakfast room and lounge diner with a bay window. The main bedroom comes with a w/c en-suite, with the property also featuring a shower room and downstairs w/c.

The accommodation comprises: - Rear entrance hall, kitchen breakfast room, bay fronted lounge diner, w/c, landing, Main bedroom with w/c en-suite, two further bedrooms and a modern style shower room with a walk-in shower.

The property is freehold and comes with an allocated parking space. There are communal gardens and pleasant views of Stamford from the Main bedroom.

NO CHAIN

**Asking Price £360,000 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.



- Town centre location
- Three bedrooms
- Bay fronted lounge diner
- Gas fired central heating
- Allocated parking space

- Stone built town house
- Kitchen breakfast room
- Shower room, w/c en-suite and a downstairs cloakroom
- Communal gardens
- Freehold, EPC - C, Council Tax Band - D, NO CHAIN



**ACCOMMODATION:**

**Rear Entrance Hall**

**Lounge Diner**

6.48m x 3.00m min (21'3 x 9'10 min)

**Breakfast Kitchen**

4.42m x 3.12m (14'6 x 10'3)

**Cloakroom**

**Landing**

**Main Bedroom**

3.99m x 3.28m (13'1 x 10'9)

**En-suite/w/c**

1.70m x 0.79m (5'7 x 2'7)

**Bedroom Two**

3.28m x 2.21m (10'9 x 7'3)

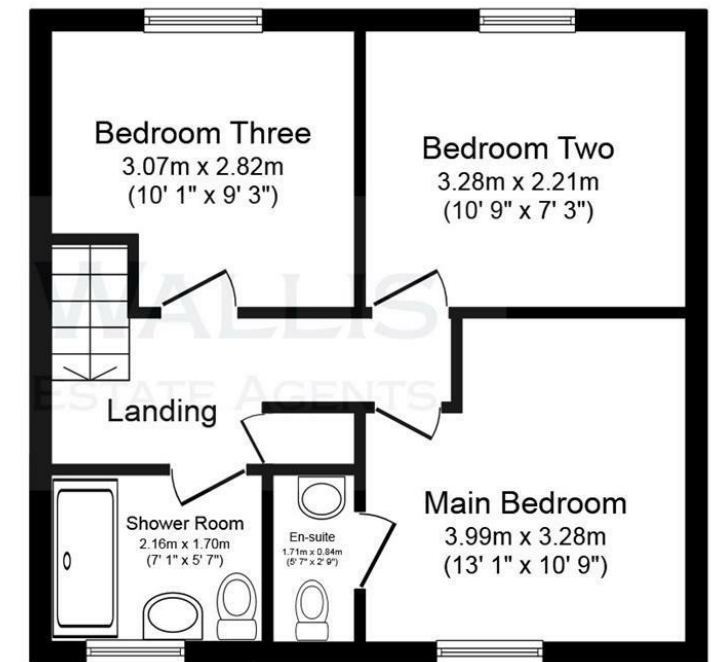
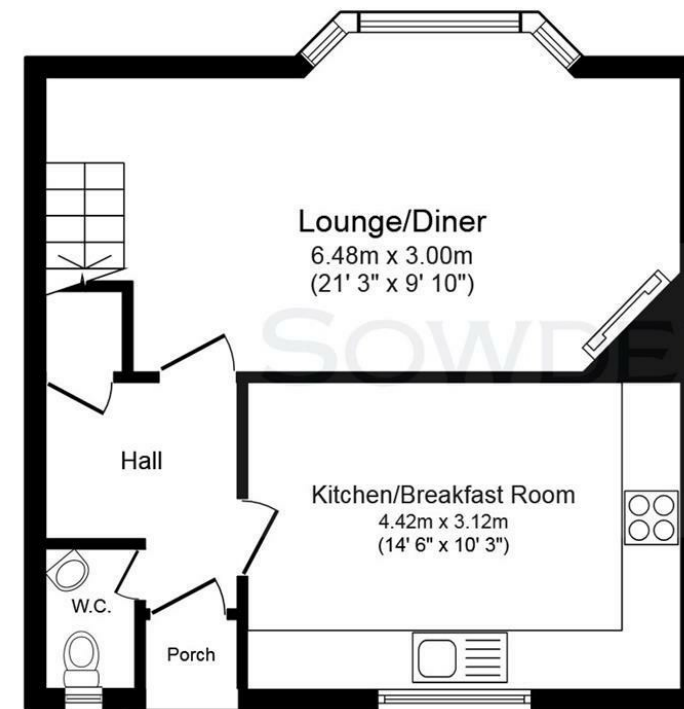
**Bedroom Three**

3.07m x 2.21m (10'1 x 7'3)

**Shower Room**

2.16m x 1.70m (7'1 x 5'7)

**FLOOR PLAN:**



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