

16 Parkfield Road, Ryhall, Stamford, PE9 4ER

This delightful mid-terrace house on Parkfield Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively.

The accommodation comprises: - Entrance porch, sitting room, breakfast kitchen, landing, two bedrooms and a bathroom. There is also gas fired central heating.

To the rear is a landscaped, low maintenance garden that leads to the off street parking space infront of the single garage.

In summary, this mid-terrace house on Parkfield Road presents an excellent opportunity for those looking to settle in a tranquil yet accessible area. With its two bedrooms, inviting reception room, and parking, it is a property that promises comfort and convenience in equal measure.

Asking Price £220,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		66
(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

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.

- Village location
 - Gas fired central heating
 - Low maintenance garden
 - Open asect to the front
 - Council Tax Band - A
- Two bedrooms
 - Kitchen Diner
 - Single garage and parking
 - EPC - D



ACCOMMODATION:

Entrance Porch
1.52 x 1.12 (4'11" x 3'8")

Living Room
4.19 x 3.96 (13'8" x 12'11")

Kitchen Diner
4.19 x 2.77 (13'8" x 9'1")

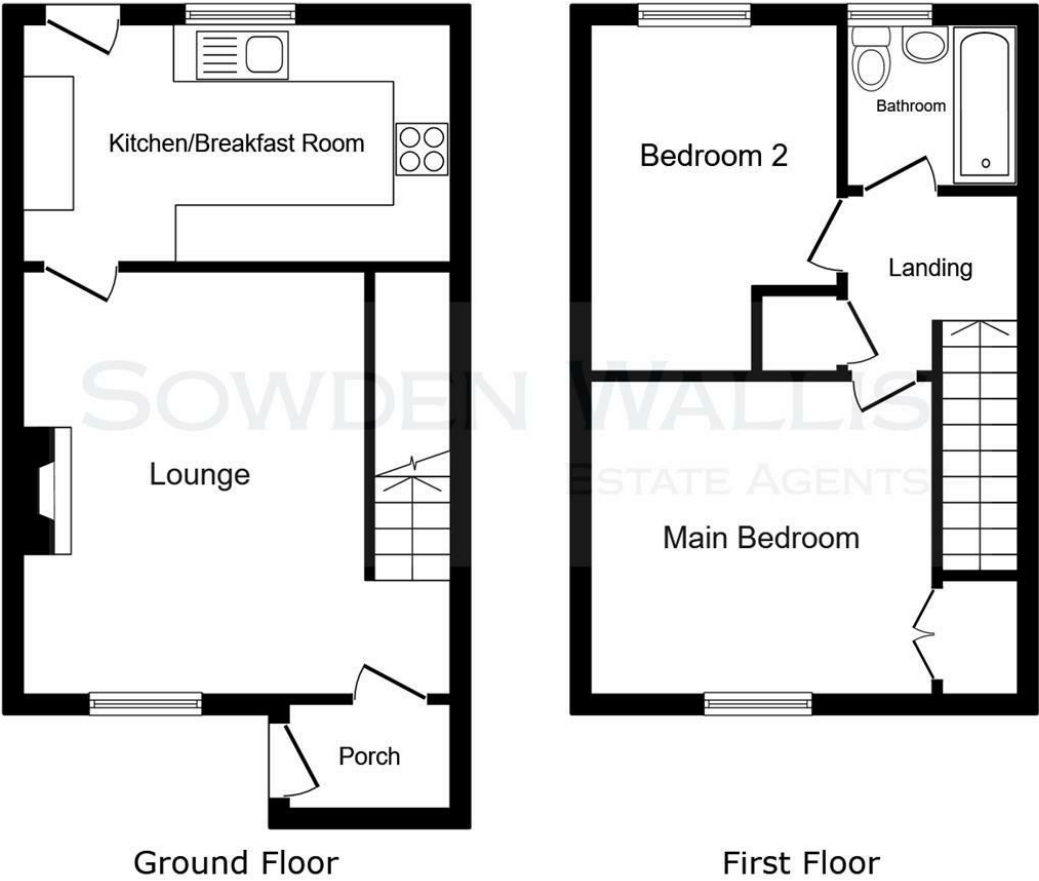
Landing
1.75 x 1.52 (5'8" x 4'11")

Bedroom One
3.28 x 3.23 (10'9" x 10'7")

Bedroom Two
3.51 x 2.34 (11'6" x 7'8")

Bathroom
1.88 x 1.75 (6'2" x 5'8")

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