

12 Trinity Road, Stamford, PE9 1BP

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 <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		

This delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable family home or a sound investment. The property boasts a well-proportioned reception room and open plan kitchen diner with breakfast bar.

With three inviting bedrooms, there is ample space for relaxation and personalisation, making it ideal for families or those wishing to create a home office. The family bathroom is well appointed and the property comes with gas fired central heating.

To the rear is a south west facing patio and lawn garden that is accessed off of the kitchen diner and comes with a store room.

Asking 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.



- Three bedrooms
  - Well presented
  - Gas fired central heating
  - South west facing lawn garden
  - EPC - C
- Kitchen diner
  - Separate sitting room
  - Low maintenance front garden
  - Council Tax Band - B



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room  
4.29m x 3.53m (14'1 x 11'7)

Kitchen Diner  
5.49m x 3.28m (18' x 10'9)

Landing

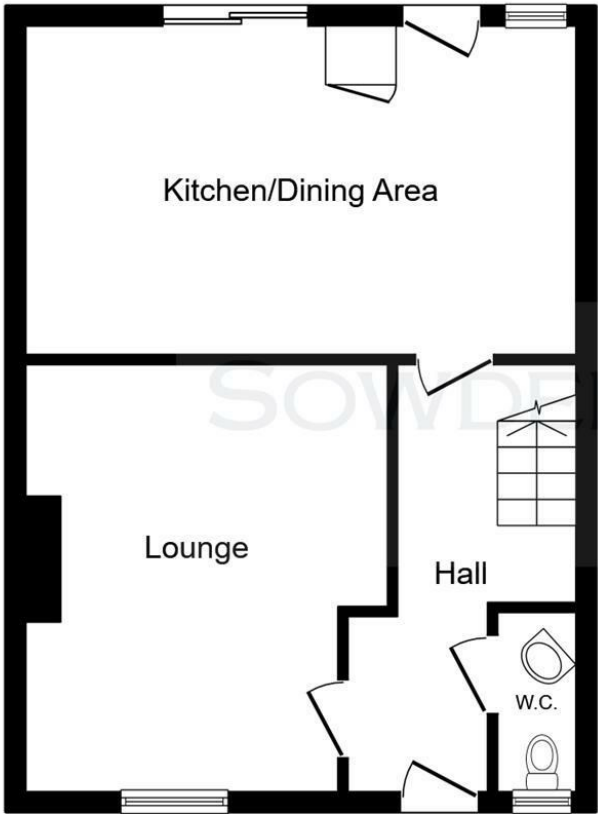
Main Bedroom  
3.94m plus wardrobe x 2.92m (12'11 plus wardrobe x 9'7)

Bedroom Two  
3.12m x 2.87m (10'3 x 9'5)

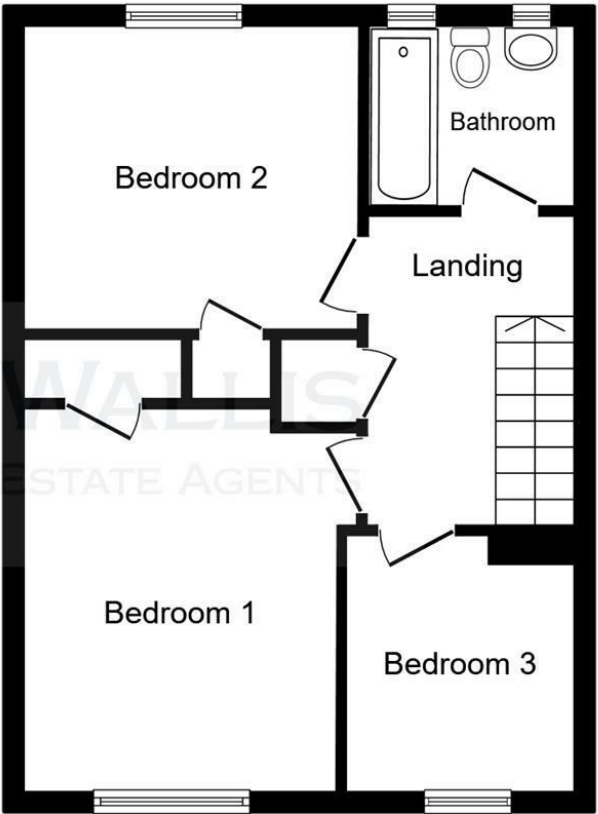
Bedroom Three  
2.72m x 2.51m (8'11 x 8'3)

Family Bathroom  
2.26m x 1.65m (7'5 x 5'5)

FLOOR PLAN:



Ground Floor



First Floor

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](http://www.Propertybox.io)