



## 1 Vine Street, Stamford, PE9 1QE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	

Recently renovated, this two bedroom end-terrace home is set within a short walk of the town centre and modern style kitchen that opens onto the dining room. There are two double bedrooms and a stylish bathroom, as well as gas fired central heating and replacement double glazed windows.

Accommodation comprises: - Sitting Room, inner hallway, open plan kitchen diner, cloakroom, rear entrance hall, landing, Main bedroom, bedroom two and bathroom.

To the rear is a west facing enclosed courtyard garden.

**£995 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.

- Victorian end of terrace
- Two bedrooms
- Bathroom & downstairs w/c
- Walking distance to the town centre
- Council Tax Band - B EPC - D

- Newly fitted kitchen & bathroom
- Open plan kitchen diner
- Gas fired central heating
- West facing courtyard garden
- Holding deposit: £229 Deposit: £1148



**ACCOMMODATION:**

**Sitting Room**  
3.78m x 3.02m (12'5" x 9'11")

**Inner Hallway**

**Dining Room**  
3.63m x 3.12m (11'11" x 10'3")

**Kitchen**  
5.03m x 1.73m (16'6" x 5'8")

**Cloakroom**  
1.42m x 0.79m (4'8" x 2'7")

**Rear Entrance Hall**  
1.42m x 0.76m (4'8" x 2'6")

**Landing**

**Main Bedroom**  
3.73m x 3.05m (12'3" x 10')

**Bedroom Two**  
3.12m x 2.59m (10'3" x 8'6")

**Bathroom**  
2.90m x 1.88m (9'6" x 6'2")

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

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