

2 St Johns Terrace, Stamford, PE9 1AT

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(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	
66	
EU Directive 2002/91/EC	

Set in a tucked away position, this two double bedroom terraced home provides superb views over Stamford, whilst being close to the town centre.

The property is presented in good order throughout and offers an entrance hall, sitting room, dining room, kitchen with built in appliances, utility room, cloakroom, two bedrooms and a bathroom with roll top bath.

There is a gated astro-turfed garden to the front which does allow right of access to properties further along the terrace, and a small courtyard to the rear.

£1,100 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.

- Character Terraced Home
- Garden to Front and Rear
- Two Reception Areas
- Close to Town Centre
- Holding deposit: £253

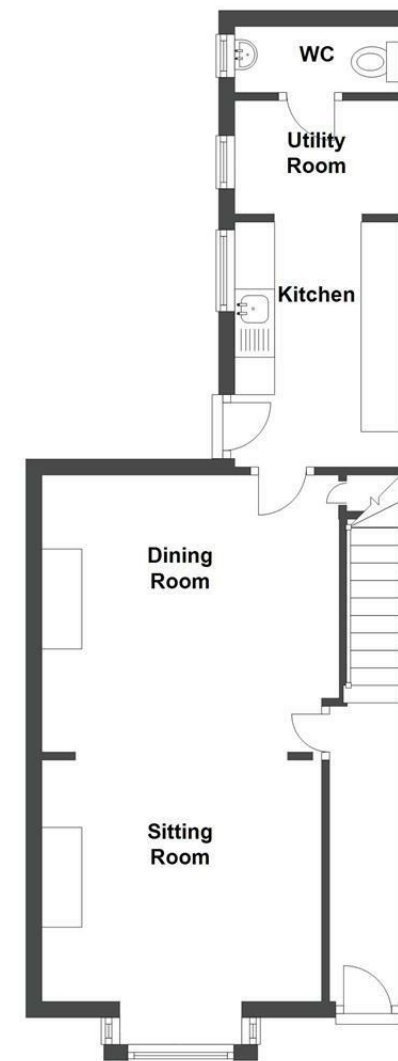
- Two Double Bedrooms
- Refitted Kitchen and Bathroom
- Utility and W/C
- EPC: C Council Tax: B
- Deposit: £1269



ACCOMMODATION:

FLOOR PLAN:

Ground Floor



First Floor

