

7 Hazel Grove, Stamford, PE9 2HJ

This charming semi-detached house is situated in popular cul-de-sac location and requires modernisation throughout. The property comes with two reception rooms as the original garage has been converted to a study/bedroom four with a shower room off of it.

The accommodation comprises: - Entrance porch, lounge diner, kitchen, study/bedroom four, shower room, landing, three bedrooms and a second shower room.

There is uPVC replacement windows, gas fired central heating and ample off street parking to the front, whilst to the rear is an enclosed lawn garden.

The Malcolm Sargent Primary School is a short walk away and there is also easy access to the town centre and A1.

NO CHAIN

Guide Price £255,000 Freehold

| 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 | |
| (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 | |
| 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.

- Semi-detached family home
- Three bedrooms
- Shower rooms on both floors
- Modernisation required
- Enclosed rear lawn garden

- Cul-de-sac location
- Two reception rooms
- Gas fired central heating
- Off street parking
- Council Tax Band - B, EPC - C , NO CHAIN



ACCOMMODATION:

Entrance Porch

Lounge Diner

6.12m x 3.84m max, 2.82m min (20'1 x 12'7 max, 9'3 min)

Kitchen

3.45m x 2.18m (11'4 x 7'2)

Study/Bedroom Four

3.53m x 2.44m (11'7 x 8')

Shower Room

2.39m x 1.17m (7'10 x 3'10)

Landing

Main Bedroom

3.96m x 2.90m (13' x 9'6)

Bedroom Two

3.94m x 2.46m (12'11 x 8'1)

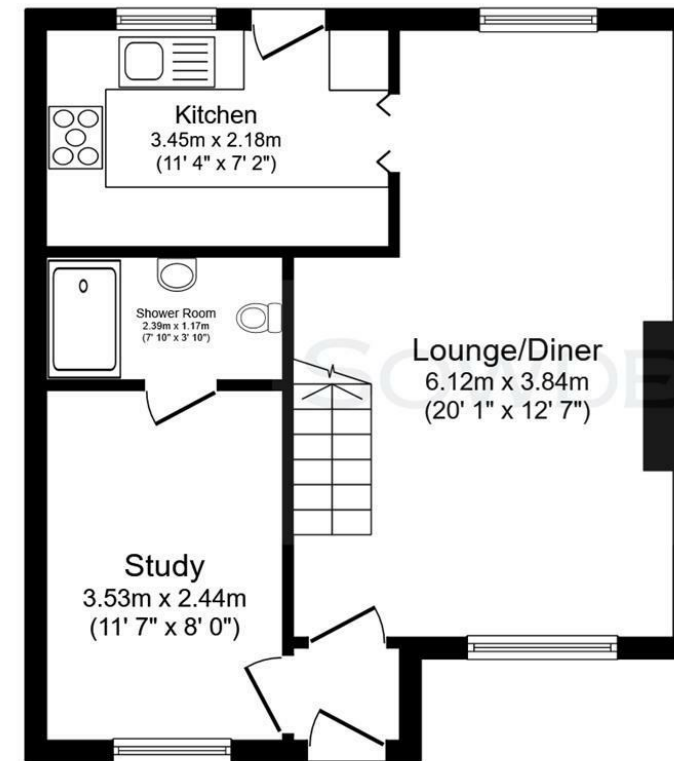
Bedroom Three

2.64m max x 2.08m (8'8 max x 6'10)

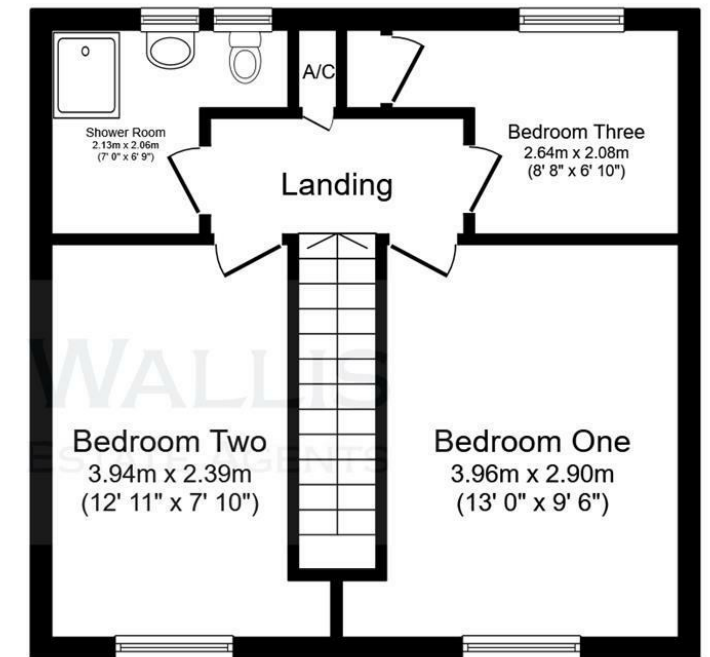
Shower Room

2.13m x 2.06m (7' x 6'9)

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