

6 Christ Church Close, Stamford, Lincs, PE9 1HS

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			
		79	82
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			
		78	80
England & Wales		EU Directive 2002/91/EC	

Having just undergone a full redecoration and new carpets throughout, this three bedroom home is presented in great condition. Located just a short walk from Stamford's Town Centre, with the addition of parking and a garden, this is a lovely family home.

The accommodation comprises; entrance hall, kitchen, living room, w/c, three bedrooms and a family bathroom. All have been painted white with new grey carpets.

To the rear is a low maintenance garden with paving and grass, as well as a good sized shed. To the front is an allocated parking space in front of the house.

£1,150 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.

- Three bedroom house
- New carpets throughout
- Kitchen breakfast room
- Close to town centre
- Holding deposit: £265 Deposit: £1326

- Full redecorated throughout
- Bathroom and downstairs W/C
- Garden and parking
- EPC: C Council Tax: B



ACCOMMODATION:

Entrance Hallway

Bathroom

Kitchen

2.41m x 3.76m (7'10" x 12'4")

Living Room

4.60m x 3.78m (15'1" x 12'4")

W/C

First Floor Landing

Bedroom

2.51m x 4.47m (8'2" x 14'7")

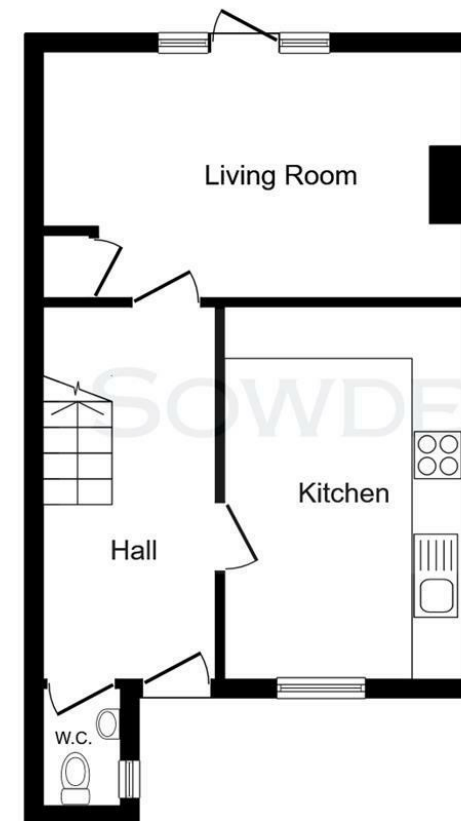
Bedroom

2.51m x 2.95m (8'2" x 9'8")

Bedroom

2.06m x 2.49m (6'9" x 8'2")

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