

7 Collins Avenue, Stamford, PE9 1FH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

A well presented modern town house set in a popular location just a short walk from the town centre.

The accommodation comprises of entrance hall, ground floor wc, modern kitchen with built in cooker and hob, space for washing machine and fridge freezer, sitting room with patio doors onto the garden. To the first floor are two double bedrooms and a family bathroom, and to the second floor is a large principal bedroom with built in wardrobe and ensuite shower room.

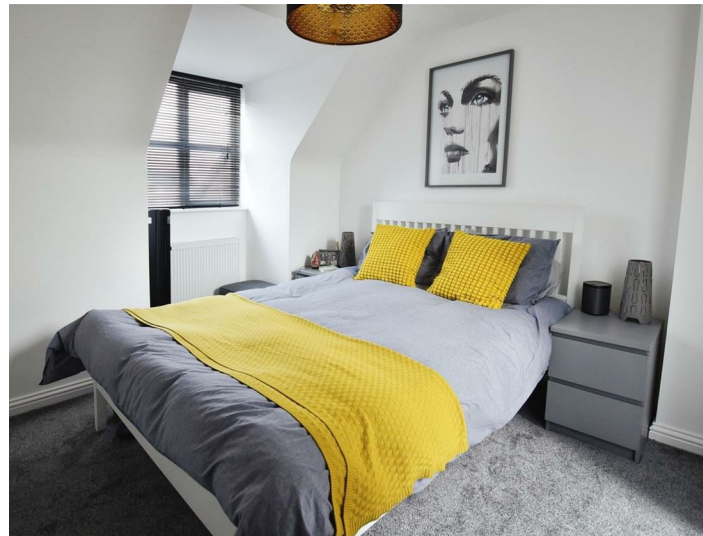
The front of the property overlooks a large green space which makes for a very pleasant outlook. To the rear is a garden mainly laid to patio for ease of maintenance. The property benefits from a single garage and driveway parking at the rear.

£1,300 Per Calendar Month

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.

- Modern Town House
- Overlooking green space
- Kitchen with cooker
- Council tax band: C EPC: C
- Holding deposit: £300

- Bathroom and Ensuite
- Good sized sitting room
- Three double bedrooms
- Deposit: £1500



ACCOMMODATION:

Entrance Hall

Kitchen
2.44m x 2.11m (8 x 6'11)

Sitting Room
3.43m x 4.65m (11'3 x 15'3)

W/C

First floor landing/study area

Bedroom 2
3.38m x 2.46m (11'1 x 8'1)

Bedroom 3
3.51m x 2.46m (11'6 x 8'1)

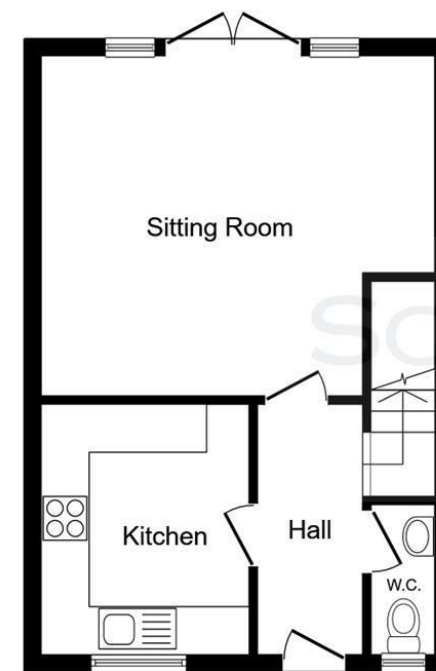
Bathroom

Second floor landing

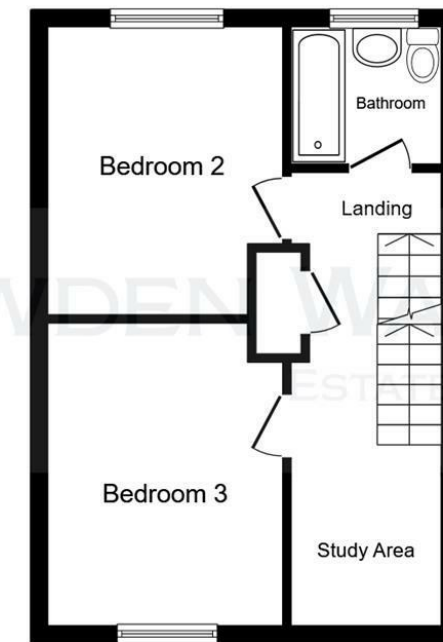
Bedroom 1
3.38m x 2.87m (11'1 x 9'5)

Ensuite

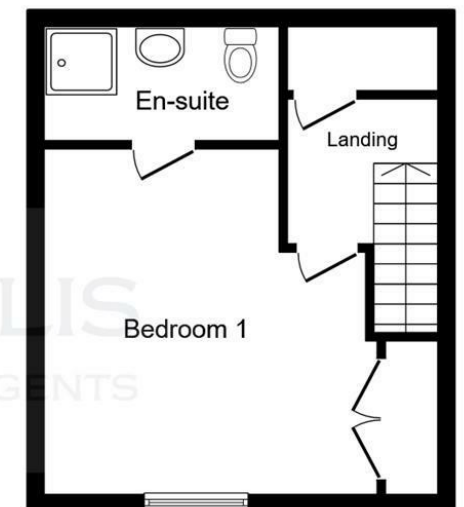
FLOOR PLAN:



Ground Floor



First Floor



Second 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