

## 26 Drift Avenue, Stamford, PE9 1UY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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 <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	

This recently renovated house presents an excellent opportunity for those seeking a modern family home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

The interior has been thoughtfully updated, ensuring a fresh and inviting atmosphere throughout. Each bedroom offers ample natural light, creating a warm and welcoming environment. The kitchen has been recently refitted, creating an open plan kitchen diner, with space for washing machine, dishwasher and a fridge freezer.

Additionally, the property boasts a convenient driveway, offering off-street parking for your vehicles. To the rear is a nice sized garden, currently used as a large patio area.

This property is being offered to market with NO ONWARD CHAIN

**£260,000 Freehold**

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 bedrooms
- New carpets and decor throughout
- Close proximity to amenities
- EPC: C Council Tax: A

- Refitted kitchen and bathroom
- Driveway and patio garden
- Two reception areas
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hallway**

**Living Room**  
4.45m x 3.58m (14'7 x 11'9)

**Dining Area**  
4.55m x 2.39m (14'11 x 7'10)

**Kitchen**  
3.30m x 2.62m (10'10 x 8'7)

**Inner Hallway**

**Bathroom**

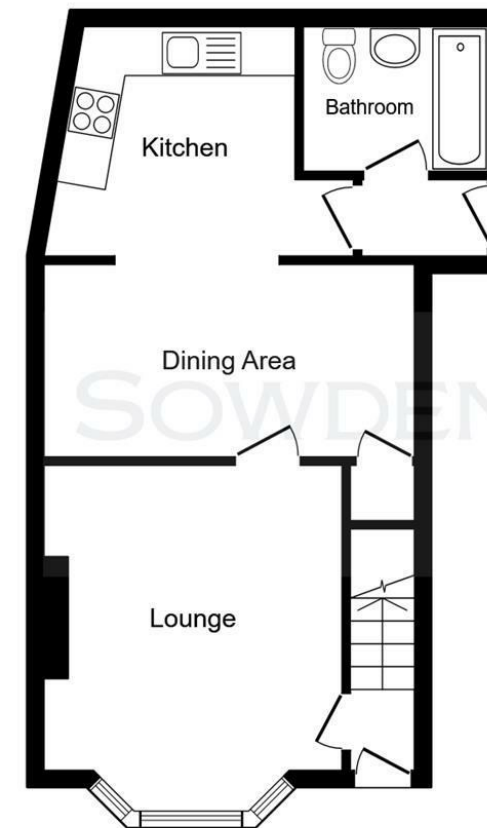
**Stairs to landing**

**Bedroom**  
3.63m x 3.10m (11'11 x 10'2)

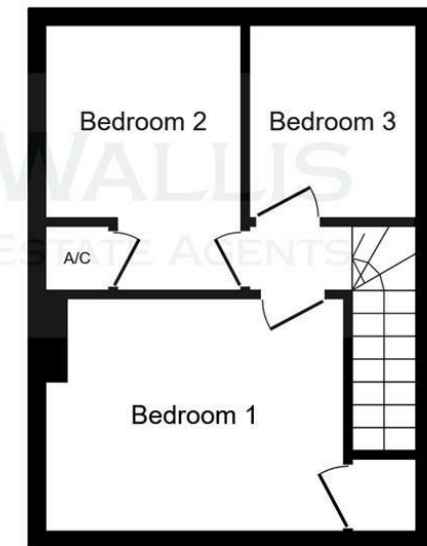
**Bedroom**  
3.56m x 2.08m (11'8 x 6'10)

**Bedroom**  
2.59m x 2.41m (8'6 x 7'11)

**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](http://www.Propertybox.io)