

20 Byron Way, Stamford, Lincs, PE9 2GU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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			
(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			
England & Wales		EU Directive 2002/91/EC	

Positioned in a quiet cul de sac location, within close proximity of the A1 and Malcolm Sargent School, is this well maintained 2 bedroom semi detached home. The property has recently had new windows and external doors.

In brief, the property comprises; entrance hallway, living room, kitchen diner, two bedrooms and a bathroom.

To the rear is a lawned garden with a good sized shed, and to the front is a driveway with ample parking for 2/3 cars.

£900 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.

- End terrace home
- Kitchen Diner
- Updated windows and doors
- Good decorative condition
- Holding deposit: £207 Deposit: £1038

- Two bedrooms
- Lawned rear garden
- Parking for 2/3 cars
- EPC: D Council Tax: B



ACCOMMODATION:

Entrance Hallway

Living Room

Kitchen/Diner

Landing

Bedroom

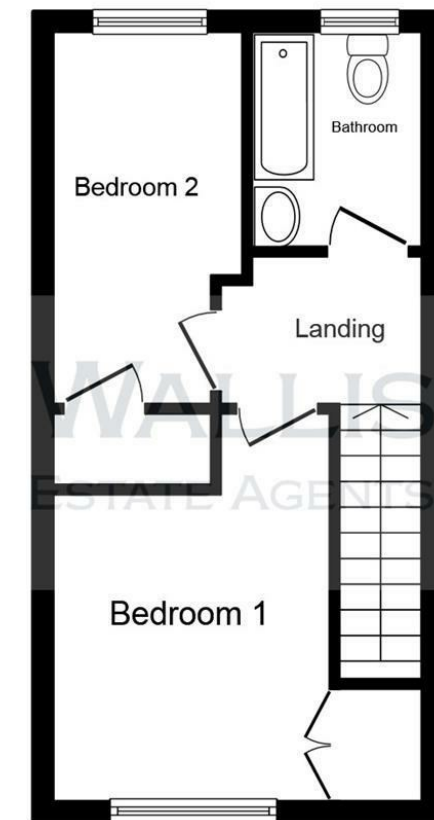
Bedroom

Bathroom

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.