



14 Audas Place, Stamford, Lincs, PE9 1GL

SOLD STC prior to marketing - similar properties required for waiting buyers.

This well presented three bedroom home is situated in a popular location a short distance from the town centre.

The accommodation comprises of an entrance hall, WC, a good size open plan living area which modern kitchen housing built in oven and hob, as well as a dishwasher. To the first floor is the principle bedroom with en-suite shower room, a further double bedroom, a single bedroom and family bathroom.

To the rear is an enclosed garden with raised beds. The property also comes with two allocated parking spaces.

£295,000 Freehold

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

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.

- SOLD STC prior to marketing
 - Bathroom and Ensuite
 - Enclosed rear garden
 - Well presented modern home
- Open plan living
 - Parking for 2 cars
 - Three bedrooms
 - EPC - C Council Tax - B



ACCOMMODATION:

Entrance Hall

Bathroom

W/C

Sitting Area
4.65m x 3.18m (15'3" x 10'5")

Kitchen area
4.60m x 2.57m (15'1" x 8'5")

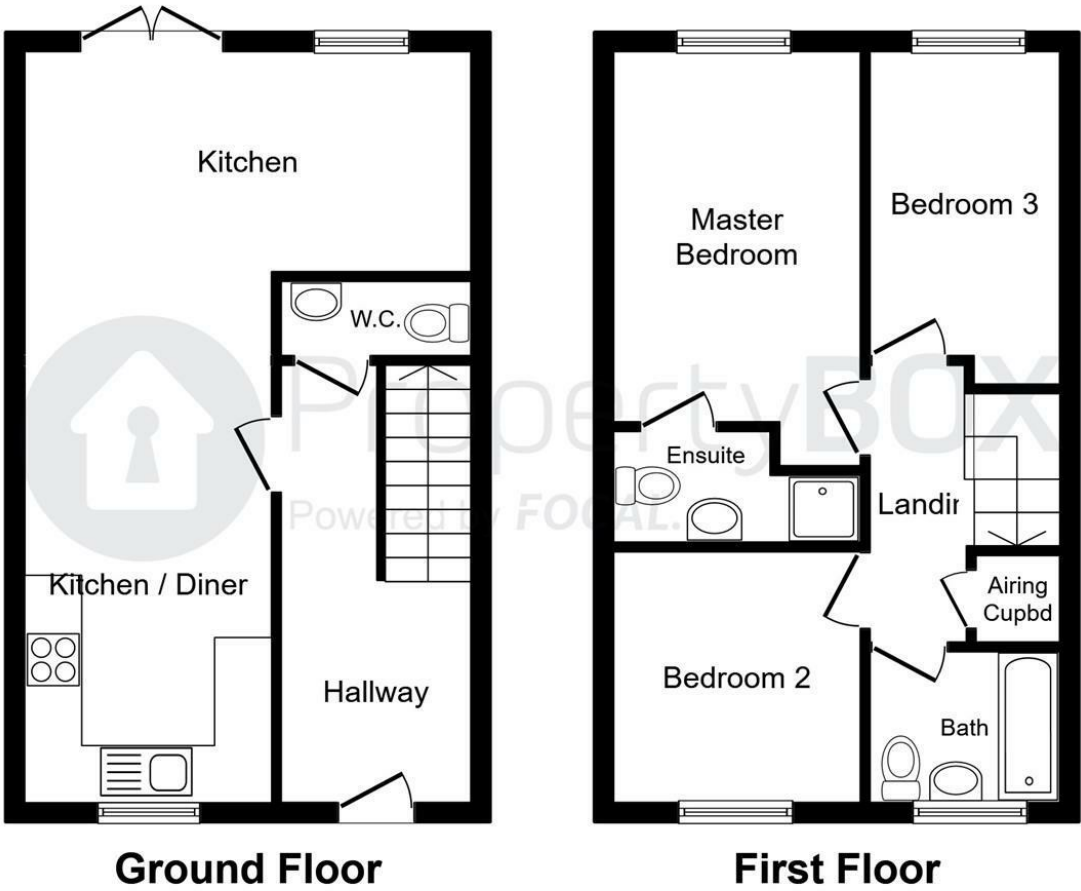
Bedroom
4.24m x 2.57m (13'10" x 8'5")

Ensuite

Bedroom
2.59m x 2.57m (8'5" x 8'5")

Bedroom
3.15m x 2.11m (10'4" x 6'11")

FLOOR PLAN:



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