

## 51 Perth Road, Stamford, PE9 2YY

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

This three bedroom semi-detached family home is set within walking distance to the Malcolm Sargent Primary School and comes with an open plan lounge diner and a spacious conservatory. The property is well presented and has two double bedrooms as well as a single third bedroom.

The accommodation comprises: - Entrance hall, lounge diner, kitchen, conservatory, landing, three bedrooms and a bathroom.

To the front is a driveway that provides off street parking and leads to the single garage, whilst to the rear is an enclosed patio and lawn garden.

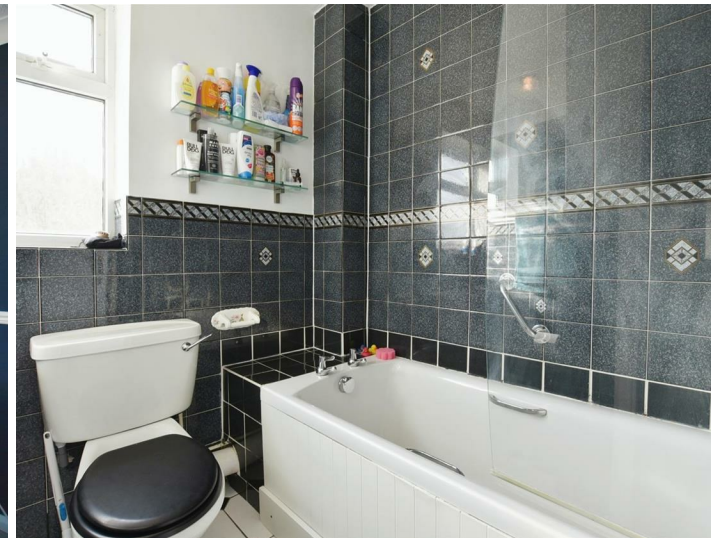
NO CHAIN

**Asking Price £295,000 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.

- Semi-detached family home
- Three bedrooms
- Gas fired central heating
- Double glazed windows
- Council Tax Band - C, EPC -

- Walking distance to the Malcolm Sargent Primary School
- Spacious conservatory
- Well presented
- Parking & a garage
- NO Chain



**ACCOMMODATION:**

**Entrance Hall**

**Lounge/Diner**

6.32m x 3.71m (20'8" x 12'2" )

**Conservatory**

5.49m x 2.84m (18'0" x 9'3" )

**Kitchen**

3.23m x 2.21m (10'7" x 7'3" )

**First Floor Landing**

**Bedroom One**

4.11m x 2.74m (13'5" x 8'11" )

**Bedroom Two**

4.14m x 2.44m (13'6" x 8'0" )

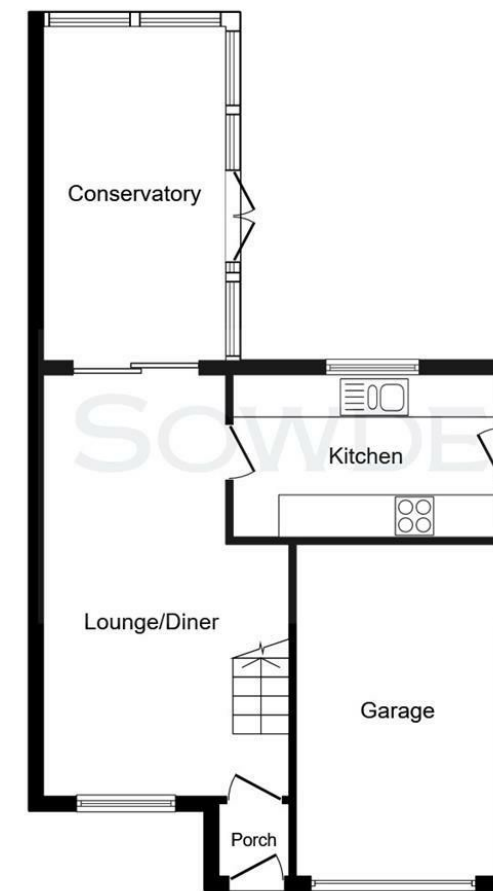
**Bedroom Three**

2.31m x 2.01m (7'6" x 6'7" )

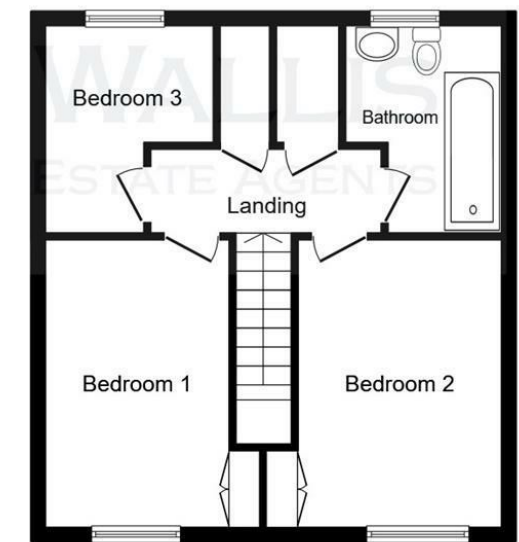
**Bathroom**

**AGENT NOTE**

**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. Powered by PropertyBox