

## 5 Norfolk Square, Stamford, Lincolnshire, PE9 1LE

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</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>52</b>	
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) <b>A</b>	<b>88</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>49</b>	
England & Wales	
EU Directive 2002/91/EC	

Situated in a cul-de-sac this three bedroom home offers good levels of accommodation and off street parking all within easy reach of the town centre. A spacious sitting room and well presented breakfast kitchen feature on the ground floor, with three bedrooms and a family bathroom on the first floor.

The property has gas fired central heating and replacement windows. To the rear of the property is a long patio and lawned garden which is west facing. To the front of the property is graveled off street parking for two cars.

NO CHAIN

**Asking Price £235,000 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 bedroom home
- Breakfast kitchen
- Off street parking
- Replacement windows
- EPC - E

- Close to the town centre
- Spacious sitting room
- Gas fired central heating
- Long west facing garden
- Council tax band- A



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**

4.55m x 3.15m (14'11 x 10'4)

**Breakfast Kitchen**

4.57m x 2.41m (15' x 7'11)

**Landing**

**Main Bedroom**

3.18m x 2.92m (10'5 x 9'7)

**Bedroom Two**

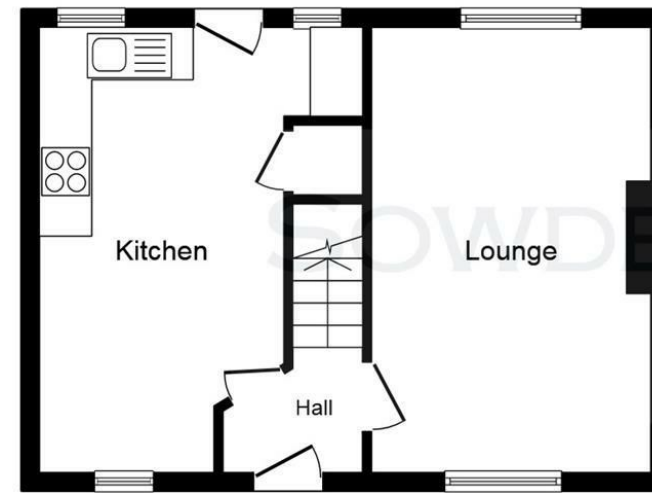
2.67m x 2.41m (8'9 x 7'11)

**Bedroom Three**

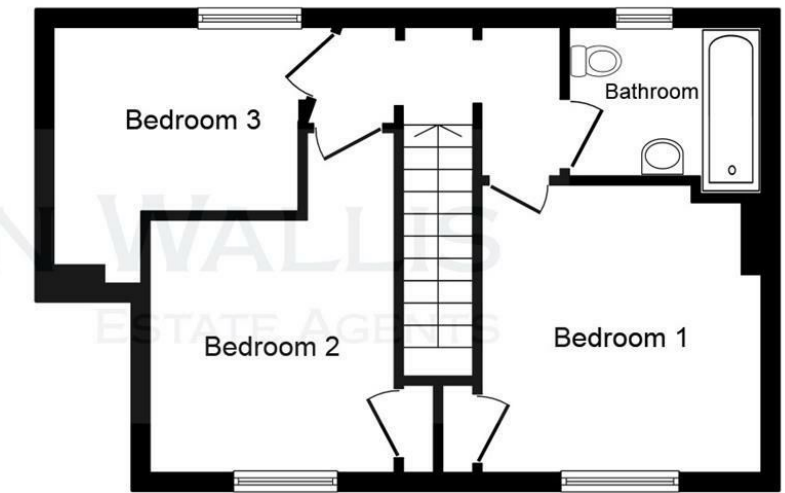
2.92m max x 2.08m (9'7 max x 6'10)

**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. Powered by PropertyBox