

25 Radcliffe Road, Stamford, Lincolnshire, PE9 1AU

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

SOLD STC PRIOR TO MARKETING

This character home is set within walking distance of Stamford town centre.

The accommodation comprises sitting room, dining room opening out onto a stylish kitchen, which includes a built in oven, freestanding fridge and washing machine. A bathroom sits next to the kitchen, and there are two double bedrooms to the first floor.

£215,000 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.

- SOLD STC PRIOR TO MARKETING
- Two reception rooms
- Two good sized bedrooms
- EPC: TBC Council Tax: B

- Walking distance to town centre
- Modern kitchen area
- Rear garden
- NO CHAIN



ACCOMMODATION:

Sitting Room
3.73m x 3.35m (12'3 x 11'0)

Dining Room
3.23m x 2.87m (10'7 x 9'5)

Kitchen
3.63m x 1.68m 2.49m (11'11 x 5'6 8'2)

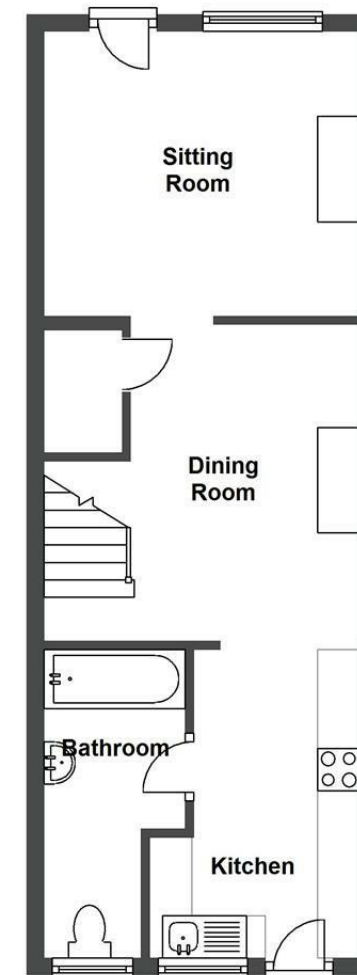
Bathroom

Bedroom One
3.73m x 3.35m (12'3 x 11'0)

Bedroom Two
2.82m x 2.92m (9'3 x 9'7)

FLOOR PLAN:

Ground Floor



First Floor

