

84 Essex Road, Stamford, PE9 1LS

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			
		74	77
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	

This well proportioned one bedroom first floor apartment is an ideal first time buy or investment and has plenty of potential to improve and modernise throughout.

The accommodation comprises: - Entrance hall with store cupboard, sitting room, kitchen, double bedroom and bathroom.

There flat benefits from gas fired central heating, double glazed windows and private entry door.

NO CHAIN

Guide Price £115,000 Leasehold

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.

- Good sized apartment
- Double glazed and gas central heating
- Walking Distance to the town centre
- NO CHAIN

- First floor with private entrance
- Ideal first home or investment
- Gas fired central heating
- EPC: D Council Tax: A



ACCOMMODATION:

Entrance Hall

Living Room

4.22m x 3.23m (13'10" x 10'7")

Kitchen

3.23m x 2.36m (10'7" x 7'9")

Bedroom

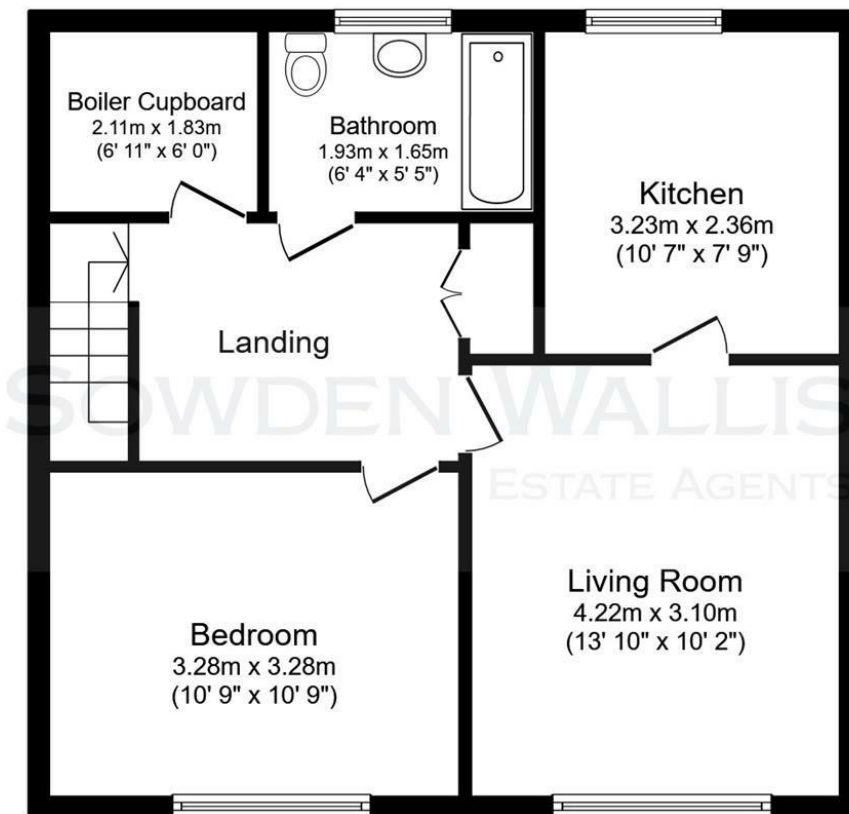
3.28m x 3.28m (10'9" x 10'9")

Bathroom

Boiler/Storage Cupboard

2.11m x 1.68m (6'11" x 5'6")

FLOOR PLAN:



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io