Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 CO2 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 CO2 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.

4 Lambert Mews, Stamford, Lincs, PE9 2GL

Nestled in the charming development of Lambert Mews, just off of Water Street, this delightful one-bedroom house offers a perfect blend of comfort and convenience. The property features a spacious double bedroom with ample built in storage, as well as an upstairs bathroom with shower over bath.

Downstairs, the kitchen and lounge are open plan creating a light and bright space. The whole house offers plenty of character with exposed stone walls and charm.

To the front of the property is a west facing patio area with space for a table and chairs, in addition to allocated parking for 1-2 cars.

£850 PCM

- Open plan living/kitchen

- Allocated parking space

- Double bedroom with built in wardrobes

- EPC: D Council Tax: B

- Close proximity to town centre

- Pretty cul de sac location

- Upstairs bathroom

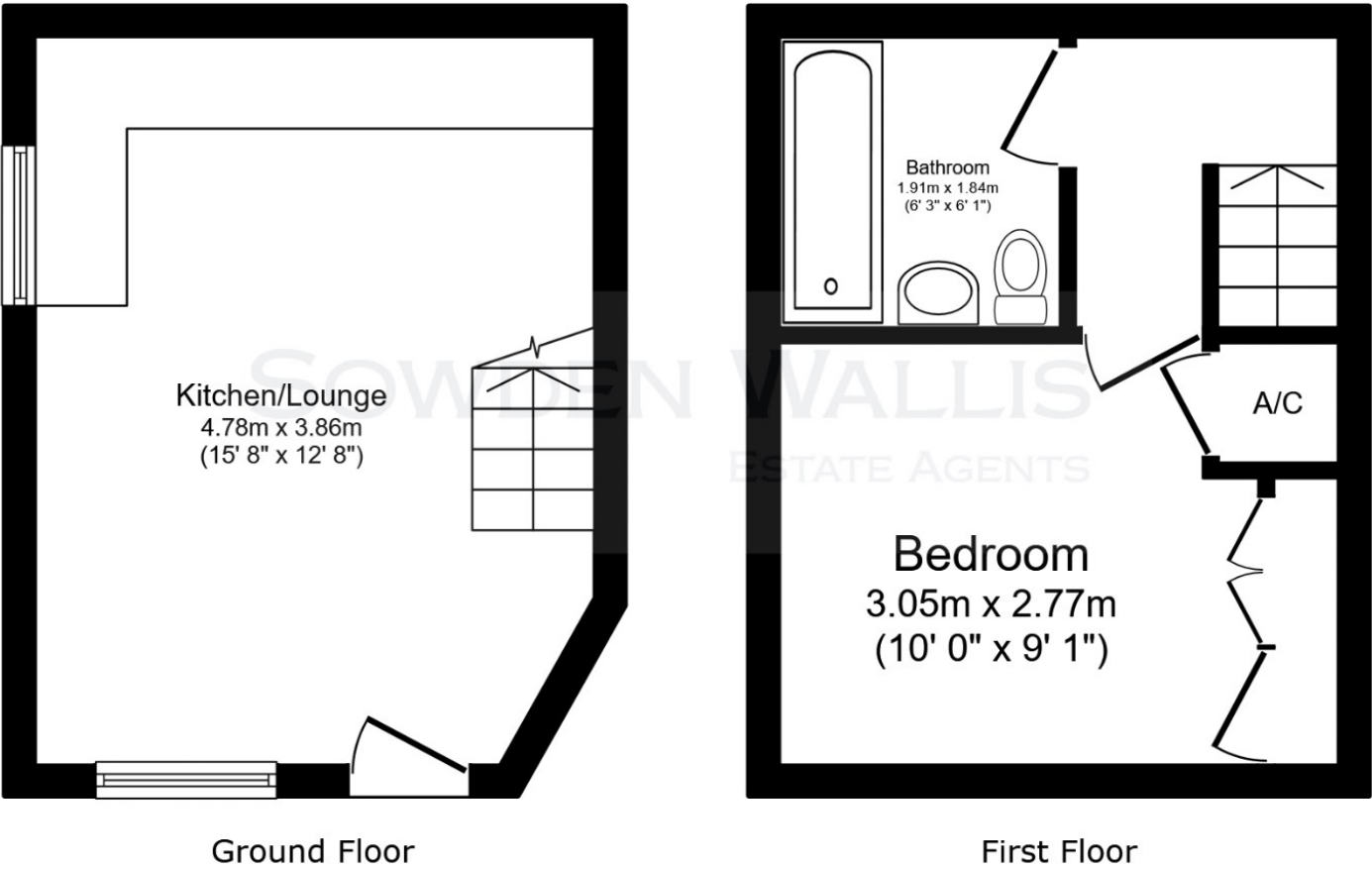- Deposit: £980 Holding Deposit: £196

ACCOMMODATION:

Open plan kitchen/living room
4.78m x 3.86m (15'8 x 12'8)

First floor landing

Bedroom
3.05m (excl wardrobes) x 2.77m (10'0 (excl wardrobes) x 9'1)

Bathroom

FLOOR PLAN:

Kitchen/Lounge
4.78m x 3.86m
(15' 8" x 12' 8")

Ground Floor

Bathroom
1.91m x 1.84m
(6' 3" x 6' 1")

A/C

Bedroom
3.05m x 2.77m
(10' 0" x 9' 1")

First Floor

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