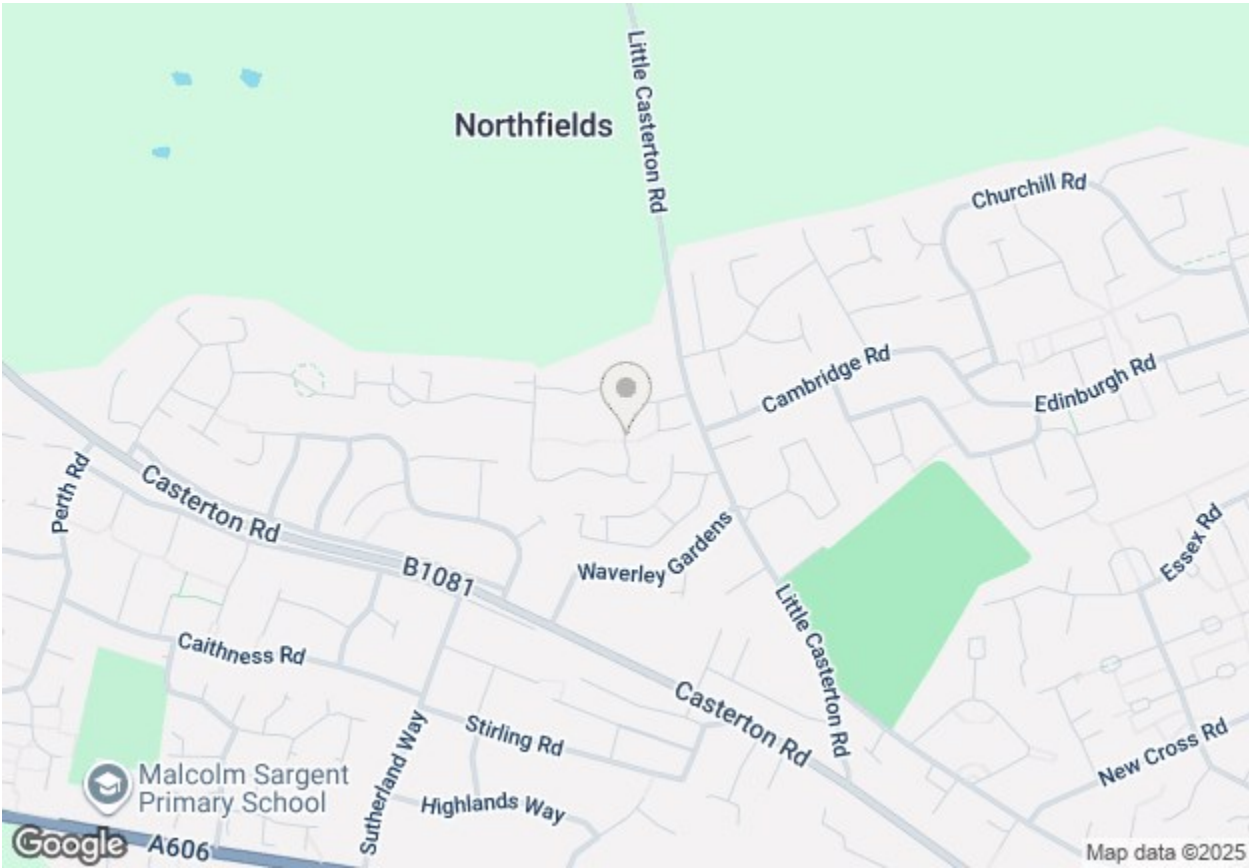




103 Banks Crescent, Stamford, PE9 1FF

Modern Three-Bedroom Townhouse with Garden & Parking – Convenient for Stamford

This attractive three-bedroom townhouse offers modern, flexible accommodation arranged over three floors, making it a superb home for couples or families alike. Located within easy reach of Stamford town centre and local transport connections, the property combines convenience with contemporary living.

The ground floor features a welcoming entrance hall, cloakroom, and a bright open-plan lounge/dining room that opens directly onto the west-facing rear garden, laid to lawn with a patio seating area. The kitchen is neatly fitted and well-planned, offering plenty of storage and workspace.

On the first floor are two double bedrooms along with a modern family bathroom. The top floor is dedicated to the main bedroom suite, which boasts a stylish en-suite shower room and fitted storage, creating a private retreat.

Additional benefits include gas-fired central heating, off-street parking, and a well-presented garden ideal for entertaining and enjoying the afternoon sun.

This is an excellent opportunity to rent a modern, well-located townhouse close to Stamford’s historic centre.

£1,250 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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

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.

- Modern town house
- Main en-suite bedroom on top floor
- Generous lounge diner
- West facing patio & lawn garden
- Deposit - £1442 Holding deposit - £288



- Accommodation over three floors
- Two further double
- Gas fired central heating
- Off street parking
- Council Tax Band - B, EPC - C



ACCOMMODATION:

Entrance Hall

Cloakroom

1.45m x 1.07m (4'9 x 3'6)

Lounge Diner

4.67m x 4.45m max, 3.43m min (15'4 x 14'7 max, 11'3 min)

Kitchen

2.08m x 2.41m (6'10 x 7'11)

Landing

Bedroom Two

3.61m x 2.46m (11'10 x 8'1)

Bedroom Three

3.48m x 2.46m (11'5 x 8'1)

Bathroom

Study Area

1.88m x 1.52m (6'2 x 5')

Landing

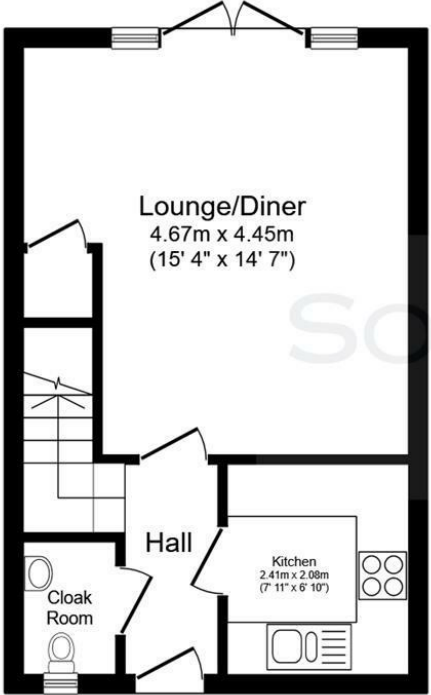
Main Bedroom

3.40m max, 2.74m to fitted wardrobes x 2.90m (11'2 max, 9' to fitted wardrobes x 9'6)

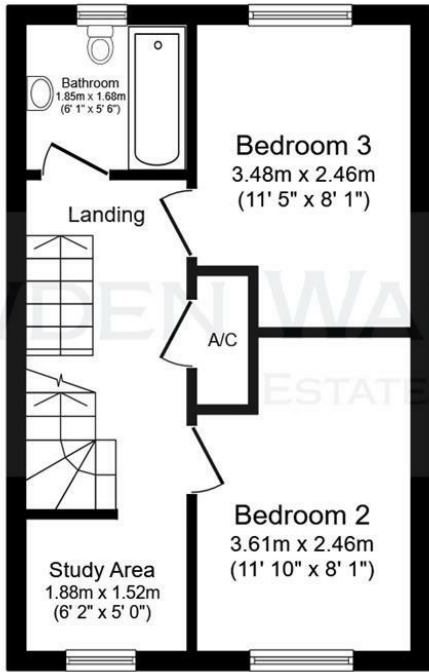
En-suite

2.36m x 1.52m (7'9 x 5')

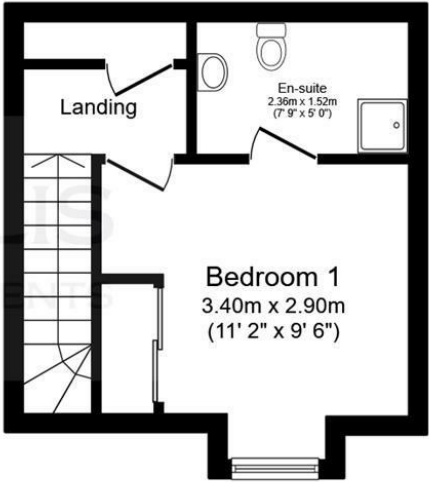
FLOOR PLAN:



Ground Floor



First Floor



Second 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