

1 South View Terrace, New Cross Road, Stamford, PE9 1QY

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	82
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	

Set within walking distance of the town centre and on a corner plot, this period end terraced home comes with bay windows, two open fire places and plenty of potential for modernisation and improvements throughout.

The accommodation comprises:- Entrance hall, lounge/dining room, kitchen, downstairs shower room with separate w/c, landing and three bedrooms.

To the rear of the property is an enclosed walled garden and two brick built sheds.

The property requires modernisation including a heating system and is offered with NO CHAIN.

£250,000 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 End Terrace
- Walking Distance to Town Centre
- Two Open Fireplaces
- Walled Rear Garden
- No Chain

- Corner Position
- Open Plan Lounge/Diner
- Bay Fronted Sitting Room
- Modernisation Required
- EPC: G Council Tax: B



ACCOMMODATION:

Porch

Entrance Hallway
3.78m x 0.89m (12'05 x 2'11)

Lounge/Diner
6.76m x 3.58m (22'2 x 11'09)

Kitchen
3.12m x 1.98m (10'3 x 6'6)

Shower Room
1.98m max narrowing to 0.74m x 2.31m max narrowin (6'6 max narrowing to 2'05 x 7'7 max narrowing to)

W/C
1.22m x 0.86m (4'00 x 2'10)

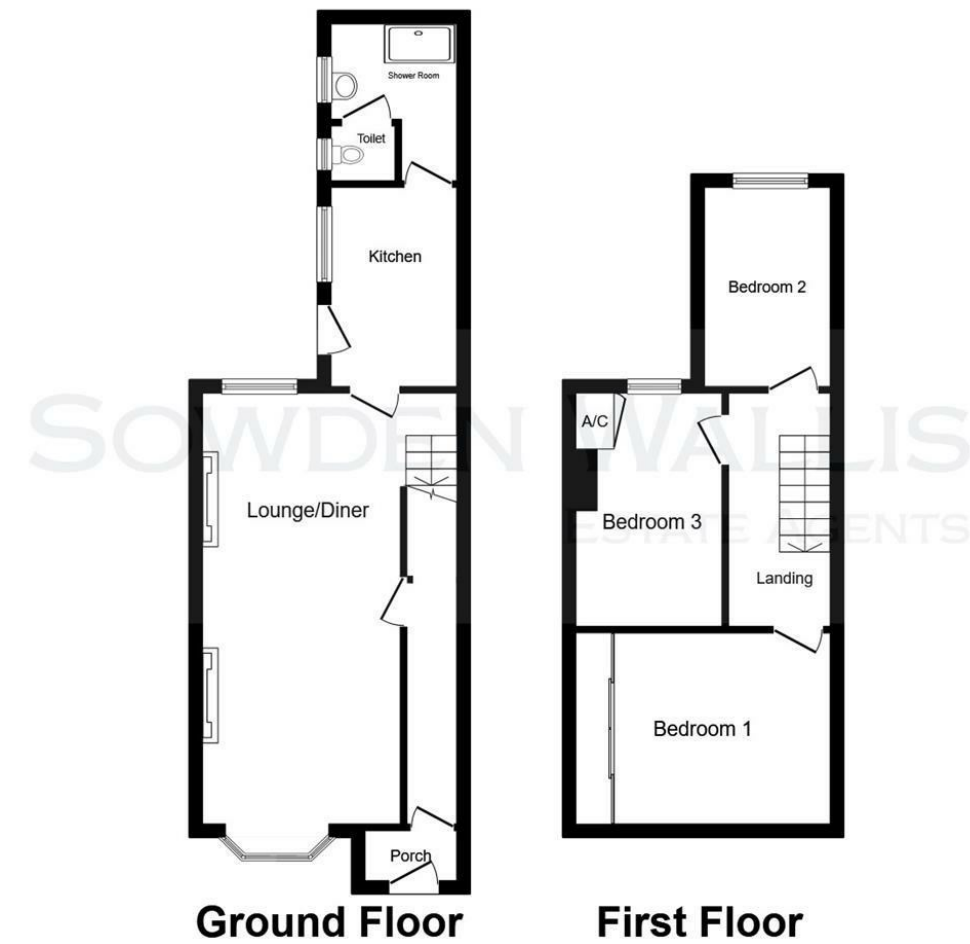
Landing

Bedroom
4.01m x 3.00m (13'2 x 9'10)

Bedroom
3.12m x 1.98m (10'3 x 6'6)

Bedroom
3.63m x 1.52m (11'11 x 5')

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox