



## 30 Vine Street, Stamford, PE9 1QE

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	58
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

This two bedroom end-of-terrace home has been greatly improved by the current owners and is set close to the town centre. The property comes with a good sized sitting room, kitchen and gas fired central heating.

The accommodation comprises:- Sitting room, kitchen, rear entrance hall, bathroom, landing and two bedrooms.

To the rear is a an enclosed courtyard garden whilst to the front is non-allocated on street parking with a residents parking permit scheme available.

NO CHAIN

**Guide Price £237,500 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.

- Walking distance to the town centre
- Gas fired central heating
- Replacement double glazed windows
- Good sized kitchen
- Council Tax Band - A

- Two bedrooms
- Greatly improved by the owners
- Enclosed courtyard garden
- NO CHAIN
- EPC - D



**ACCOMMODATION:**

**Sitting Room**  
3.61m x 3.15m (11'10 x 10'4)

**Kitchen**  
3.61m x 2.74m (11'10 x 9')

**Rear Entrance Hall**  
1.73m x 0.81m (5'8 x 2'8)

**Bathroom**  
2.01m x 1.75m (6'7 x 5'9)

**Landing**

**Master Bedroom**  
3.61m x 3.15m (11'10 x 10'4)

**Bedroom Two**  
2.77m x 2.74m (9'1 x 9')

**FLOOR PLAN:**



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