

22 Willoughby Road, Stamford, PE9 1SP

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			
		79	83
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 three bedroom semi-detached home provides easy access to the town centre and local amenities, as well as offering spacious accommodation, the highlight of which is the spacious and versatile open plan kitchen/living/dining room- which leads to a generous established rear garden.

To the first floor are three bedrooms and a family bathroom, the downstairs benefits from a cloakroom/wc. To the front of the property is a driveway that provides parking for two cars and the property benefits from no upward chain.

This well loved and maintained property represents a great opportunity for a first home or investment.

Viewing highly recommended.

Offers Over £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.

- Semi Detached House
- Open Plan Kitchen/Living Dining Room
- Family Bathroom
- EPC Rating TBC Council Tax Band B

- Three Bedroom
- Downstairs Cloakroom/WC
- Off Road Parking
- No Upward Chain



ACCOMMODATION:

Entrance Hall

Cloakroom/WC

Kitchen/Living/Dining Room
9.42m max x 4.52m (30'11" max x 14'10")

First Floor Landing

Master Bedroom
4.52m x 2.87m (14'10" x 9'5")

Bedroom Two
3.61m x 2.21m (11'10" x 7'3")

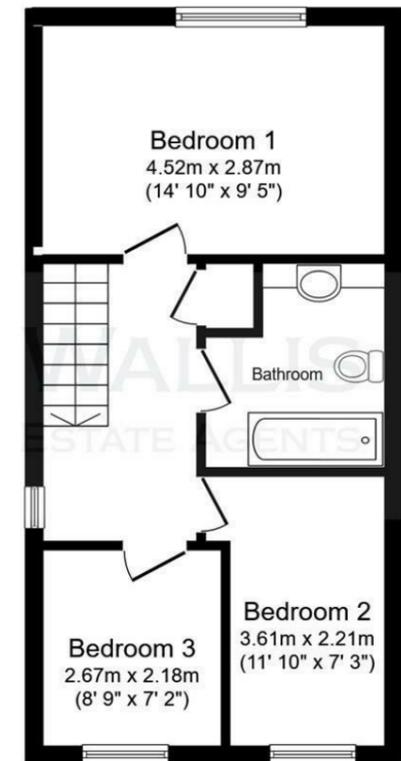
Bedroom Three
2.67m x 2.18m (8'9" x 7'2")

Family Bathroom

FLOOR PLAN:



Ground Floor



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