



43 Christ Church Close, Stamford, Lincolnshire, PE9 1HS

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			
		74	75
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 one bedroom coach house is within walking distance of the town centre and close to recreational facilities and local shops.

The accommodation comprises Hallway, Living Room, Kitchen, Bathroom and Bedroom and offers a garage and off road parking space.

£775 PCM

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.

- One bedroom coach house
- Modern and bright interior
- EPC - C Council Tax - A

- Garage and parking space
- Walking distance to town centre and amenities
- Available April 2024

ACCOMMODATION:

Entrance Hall

Hallway

Open Plan Kitchen Living Space

5.51m max, 2.77m min x 5.38m max (18'1 max, 9'1 min x 17'8 max)

Main Bedroom

5.38m x 2.49m (17'8 x 8'2)

Bathroom

1.96m x 1.85m (6'5 x 6'1)

FLOOR PLAN:

