

5 Garratt Road, Stamford, PE9 2ZD

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	82
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		

Set a stones throw away from Stamford train station, this two bedroom end-of-terrace home comes with solar panels, a spacious sitting room and two bedrooms. The property provides easy access to the town centre and Meadows, and is ideal for downsizing or commuters alike.

The accommodation comprises: - Entrance porch, sitting room, kitchen diner, landing, two bedrooms and a bathroom.

There is gas fired central heating and solar panels that provide a feed in tarriff back to the owner. To the rear of the property is a low maintenance courtyard garden. To the front is an allocated parking space, with visitor parking spots to the rear.

Asking Price £275,000 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.



- Close proximity to town centre
  - Solar Panels
  - Ideal investment/first home
  - Well proportioned kitchen
  - EPC: C Council Tax: C
- Two bedrooms
  - Stones throw from train station
  - Courtyard garden
  - Allocated parking space



ACCOMMODATION:

Entrance Hallway

Living Room  
4.17m x 3.96m (13'8 x 13')

Kitchen  
4.14m x 3.20m (13'7 x 10'6)

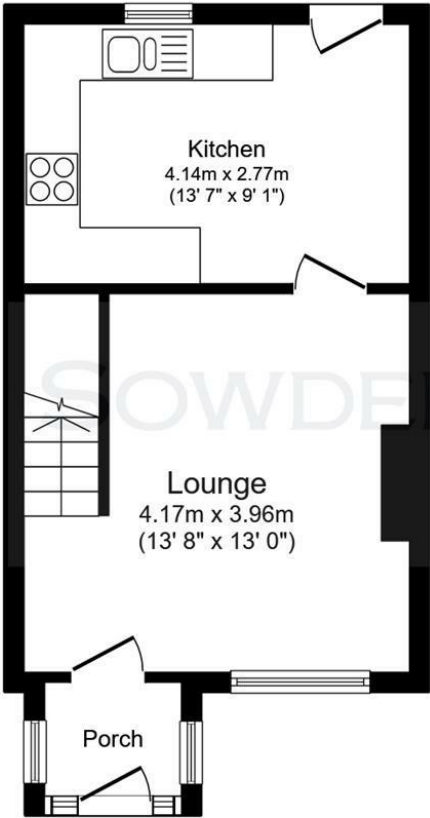
First Floor Landing

Bedroom  
4.11m (max) x 3.23m (13'6 (max) x 10'7)

Bedroom  
3.58m x 2.24m (11'9 x 7'4)

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](http://www.Propertybox.io)