

## 26 Empingham Road, Stamford, Lincolnshire, PE9 2RH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(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			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 former two bedroom town house has been converted to a spacious one bedroom home and is located just a short walk from the town centre. The stone property comes with a spacious bedroom, large bathroom, and a garden room to the rear.

The accommodation comprises: - Sitting room, kitchen, garden room, bedroom and bathroom.

To the rear is a south facing garden is mainly paved to create a generous patio and a small lawned section.

The property is being sold with no onward chain.

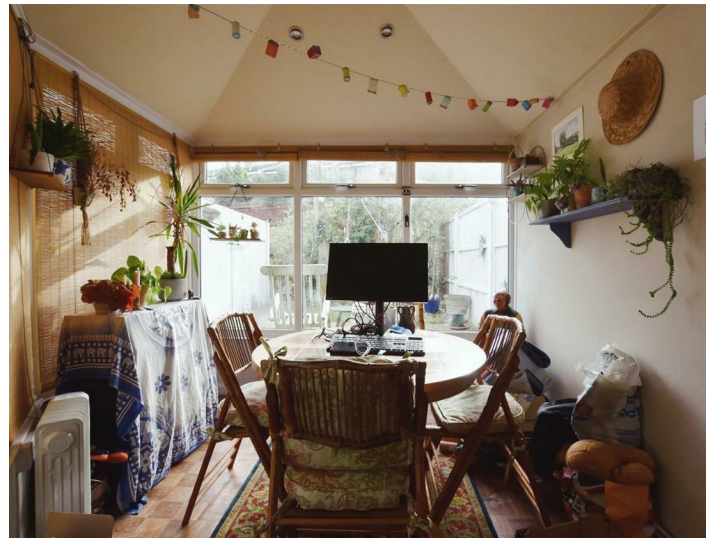
**£245,000**

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 to the town centre
- One bedroom
- Sitting room & garden room
- South facing garden
- Council Tax Band - B

- Stone house
- Formerly a two bedroom home
- Gas fired central heating
- Additional garden area to the rear
- EPC - D



**ACCOMMODATION:**

**Sitting Room**  
3.63m x 3.61m (11'11 x 11'10)

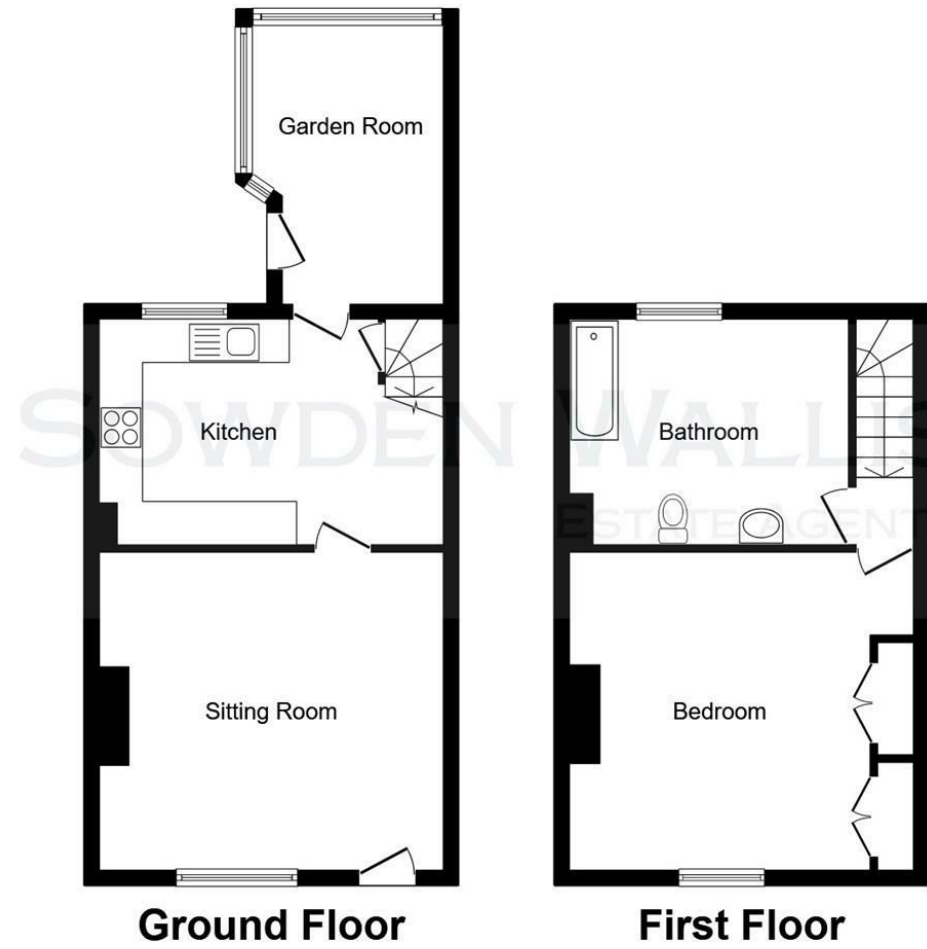
**Kitchen**  
3.35m x 2.97m (11' x 9'9)

**Garden Room**  
3.02m x 2.72m max (9'11 x 8'11 max)

**Bedroom**  
3.63m x 3.56m (11'11 x 11'8)

**Bathroom**  
2.97m x 2.64m (9'9 x 8'8)

**FLOOR PLAN:**



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