

## 35 West Street Gardens, Stamford, Lincs, PE9 2QB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Having recently undergone full redecoration throughout and new carpets upstairs, this home would be ideal for a first time buyer or investor. Positioned at the end of the cul de sac, the location also offers close proximity to the town, amenities, St Gilberts School and the A1.

The property comprises an entrance hall, living room, kitchen, garden room/utility, two double bedrooms and a bathroom. There is a lawned garden to the front and rear.

It is being sold with NO CHAIN.

**£220,000 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.

- Two Bedroom End Terrace Home
- New Carpets and Redecorated Throughout
- End of Cul De Sac Location
- EPC: E Council Tax: B

- Front and Rear Gardens
- Close Proximity to Town and Amenities
- Gas Central Heating
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

**Living Room**  
4.52m x 3.23m (14'9" x 10'7")

**Kitchen**  
4.24m x 2.01m (13'10" x 6'7")

**Utility**  
3.43m x 1.45m (11'3" x 4'9")

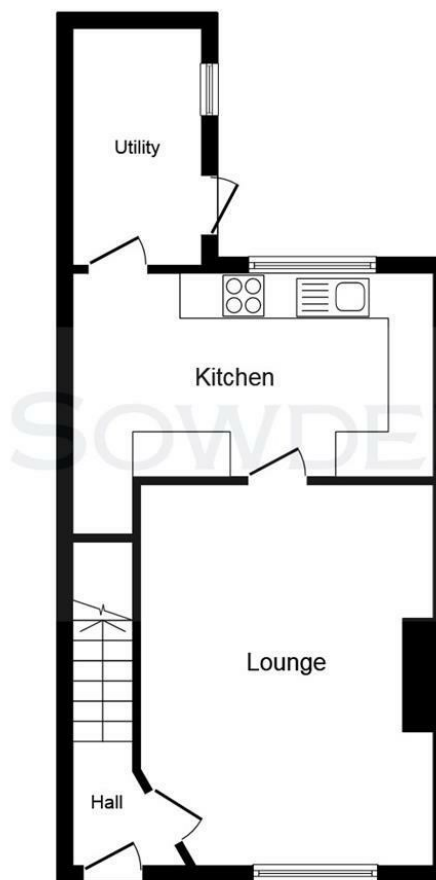
**Landing**

**Bedroom 1**  
3.78m x 3.23m (12'4" x 10'7" )

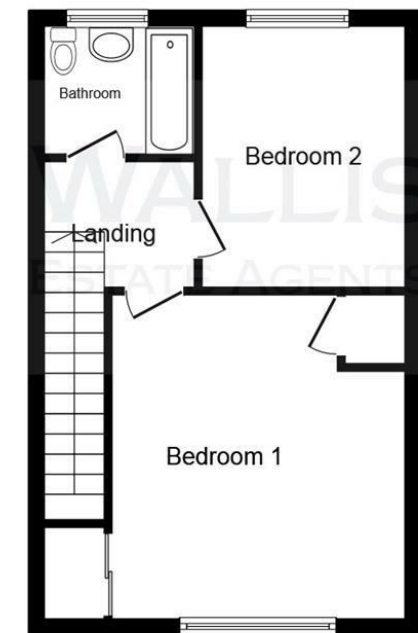
**Bedroom 2**  
2.79m x 2.24m (9'1" x 7'4")

**Bathroom**

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

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