

2 Church Lane, Stamford, PE9 2JU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(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 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 charming character home, nestled in a tucked away position, is conveniently located near the town centre, railway station, and the historic George Hotel. The property comes with its own parking space and an enclosed courtyard.

The accommodation comprises: - Sitting room, cloakroom, kitchen, landing, three bedrooms and a bathroom.

There is a generous sitting room, along with fitted wardrobes in two of the bedrooms as well. The property has gas fired central heating and is offered with NO CHAIN.

Price Guide £385,000 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.

- Tucked away location
- Character stone property
- Generous sitting room
- Allocated covered parking space
- Council Tax Band - B, EPC - D

- Close to the railway station & George Hotel
- Three bedrooms
- Gas fired central heating
- Flying freehold
- NO CHAIN



ACCOMMODATION:

Sitting Room
5.36m x 4.14m max (17'7 x 13'7 max)

Kitchen
5.05m x 3.18m (16'7 x 10'5)

Inner Hallway

Cloakroom
1.55m x 0.79m (5'1 x 2'7)

Landing

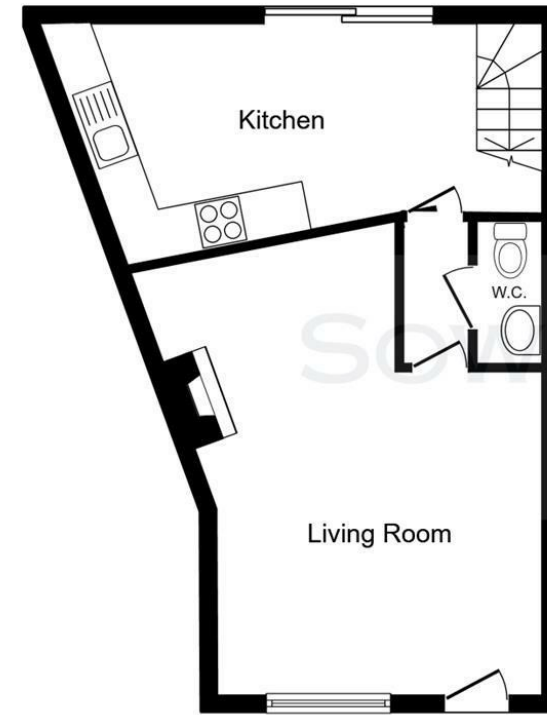
Main Bedroom
3.73m x 3.15m (12'3 x 10'4)

Bedroom Two
4.17m x 2.31m (13'8 x 7'7)

Bedroom Three
3.94m x 2.54m (12'11 x 8'4)

Bathroom
2.01m x 1.73m (6'7 x 5'8)

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