

20 Drift Avenue, Stamford, PE9 1UY

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
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 delightful semi-detached 1930's house offers a perfect blend of character and modern living. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The bright and airy atmosphere is enhanced by the well-proportioned rooms, making it an inviting home for families or professionals alike.

The residence features two generously sized double bedrooms alongside an updated bathroom and kitchen with integrated fridge/freezer, reflecting contemporary design while maintaining the home's original charm. Every corner of this property has been thoughtfully modernised, allowing for a seamless transition into your new home.

Conveniently located, this property is just a stone's throw away from local amenities, ensuring that shops, schools, and recreational facilities are easily accessible. Whether you are looking to enjoy a leisurely stroll in the nearby parks or indulge in the vibrant community life that Stamford has to offer, this location is ideal.

In summary, this semi-detached house on Drift Avenue presents an excellent opportunity for those seeking a well-maintained home in a desirable area. With its bright rooms, updated features, and proximity to amenities, it is a must-see for anyone looking to settle in this picturesque town.

To the rear of the property is a beautiful south facing garden with a raised patio area, lawn and two sheds.

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.

- Beautifully presented throughout
- Two double bedrooms
- Kitchen with breakfast bar
- Two generous reception rooms
- EPC: D

- Brand new boiler
- Modern refitted bathroom
- Downstairs W/C and walk in pantry
- Good sized south facing garden
- Council Tax: B



ACCOMMODATION:

Entrance Hallway

Bathroom

Living Room

5.25m x 3.40m (17'2" x 11'1")

Garden Room

3.63m x 3.33m (11'10" x 10'11")

Kitchen

3.59m x 2.65m (11'9" x 8'8")

W/C

Landing

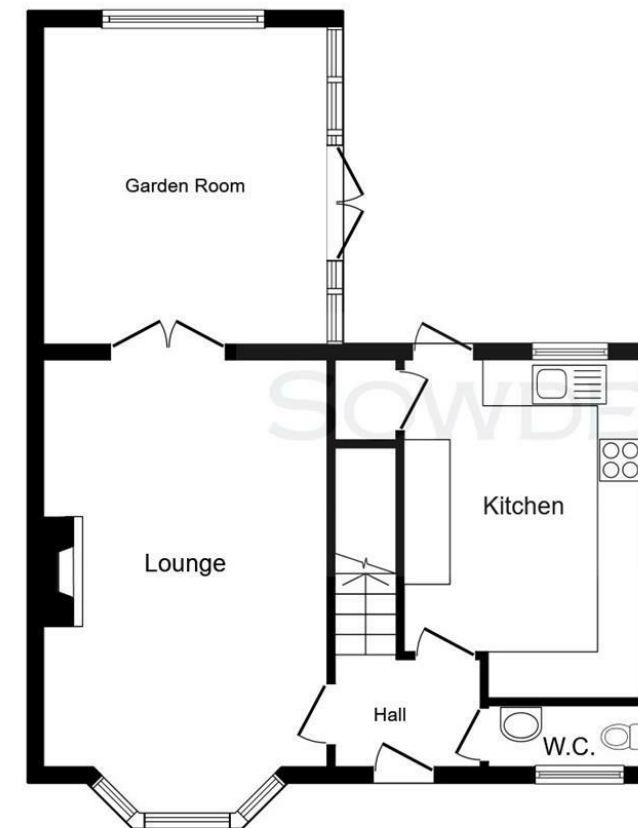
Bedroom

4.56m x 3.40m (14'11" x 11'1")

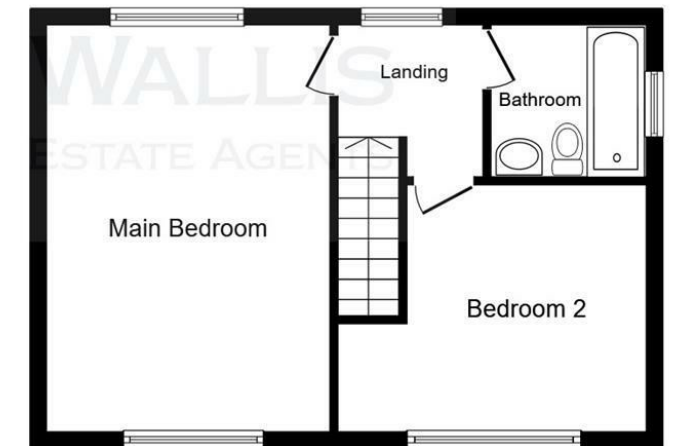
Bedroom

3.65m x 2.54m (11'11" x 8'3")

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