

10 Kesteven Road, Stamford, PE9 1SQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		68	
(55-68) D			
(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 three bedroom semi-detached home provides easy access to the town centre and local amenities, as well as offering spacious accommodation. There are two reception rooms as well as two generous outside store rooms and a w/c.

The accommodation comprises: - Entrance hall, sitting room, dining room, kitchen, side entrance hall, two store rooms, w/c, landing, three bedrooms and a family bathroom.

The property does require some modernisation and comes with gas fired central heating.

To the front of the property is a block paved driveway that provides parking for two cars, whilst to the rear is a west facing lawn garden.

NO CHAIN

Asking Price £239,995 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.

- Three bedroom semi-detached home
- Easy access to the town centre
- Gas fired central heating
- Council Tax Band - B
- NO CHAIN

- Two reception rooms
- Off street parking
- Two store rooms
- EPC - D



ACCOMMODATION:

Entrance Hall

Sitting Room

3.91m x 3.78m (12'10 x 12'5)

Dining Room

3.20m x 3.05m (10'6 x 10')

Kitchen

3.20m x 2.74m (10'6 x 9')

Rear Entrance Hall

W/C

Two External Store Rooms

Landing

Main Bedroom

3.96m x 3.61m (13' x 11'10)

Bedroom Two

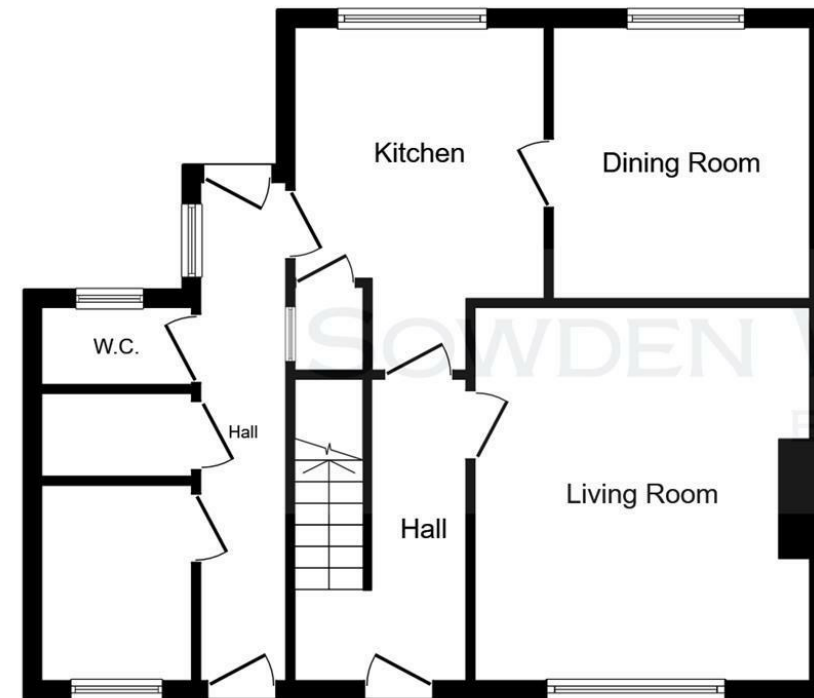
3.63m x 3.23m (11'11 x 10'7)

Bedroom Three

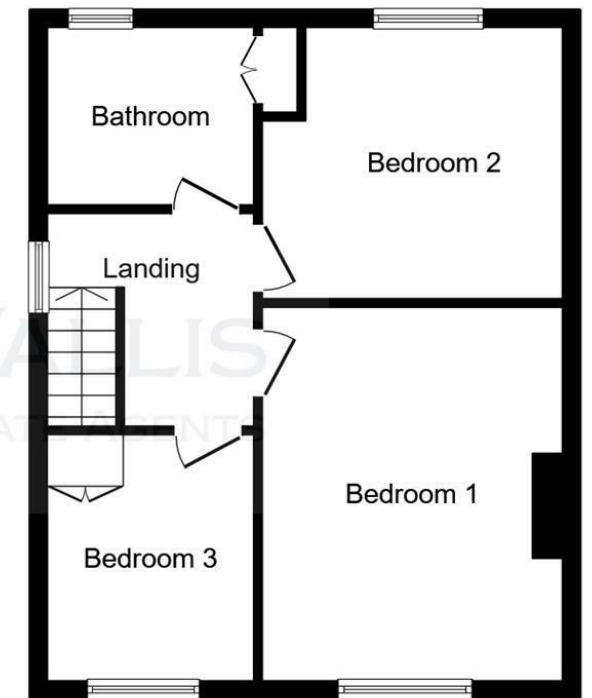
3.02m max x 2.18m (9'11 max x 7'2)

Family 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