

22 Drift Avenue, Stamford, PE9 1UY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

This delightful end terrace house offers two well-proportioned bedrooms, ideal for small families, couples, or an ideal investment. Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The property features a good sized kitchen with a freestanding cooker, alongside space for a fridge/freezer and washing machine.

Situated in a desirable location, this home benefits from the tranquility of suburban living while being within easy reach of Stamford's vibrant town centre. There is a good sized garden to the rear with a shed for storage, as well as a driveway offering parking for 2 cars.

Agent note: There is a right of way across the back of the property providing the neighbour with rear access

Offers In Excess Of £200,000 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.



- End of terrace home
  - Large family bathroom
  - Enclosed rear garden
  - EPC: Council Tax:
- Two bedrooms
  - Generous living room
  - Close to schools/amenities
  - NO CHAIN



ACCOMMODATION:

Entrance Hallway

Living Room

3.37m x 4.56m (11'0" x 14'11")

Kitchen

4.66m x 2.13m (15'3" x 6'11")

Stairs to first floor landing

Principle Bedroom

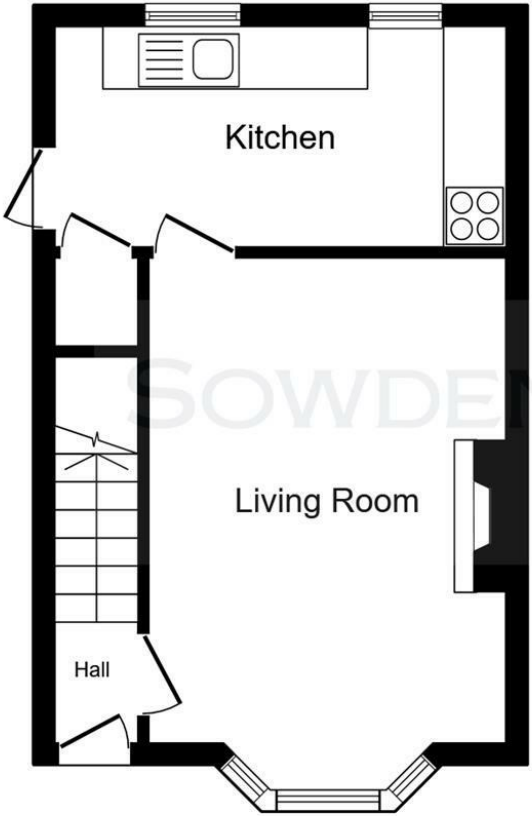
3.05m x 3.36m ( 10'0" x 11'0")

Bedroom

2.44m x 2.14m (8'0" x 7'0")

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](http://www.Propertybox.io)