

27 Mountbatten Avenue, Stamford, PE9 1HU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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	

A spacious three bedroom end-terrace set over looking a green space to the front that comes with generous bedrooms and an open plan kitchen diner. The property comes with UPVC windows, gas fired central heating and a good sized sitting room.

The accommodation comprises: - Entrance hall, sitting room, kitchen diner, rear entrance hall, w/c, landing, three bedrooms and a bathroom.

To the front of the property, there is a driveway that provides off-road parking, and the front garden consists mainly of lawn, which could potentially be converted into additional off-road parking if desired. Gated access to the side of the property leads to the enclosed and private rear garden, which includes a patio seating area and a lawn.

Asking Price £225,000 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
- Generous kitchen diner
- Off street parking
- UPVC double glazing
- EPC - C

- Three good sized bedrooms
- Overlooking a green space to the front
- Gas fired central heating
- Enclosed rear lawn garden
- Council Tax Band - B



ACCOMMODATION:

Entrance Hall

Sitting Room
3.99m x 3.53m (13'1" x 11'7")

Kitchen Diner
5.54m x 3.05m (18'2" x 10')

Rear Entrance Hall

W/C

Landing

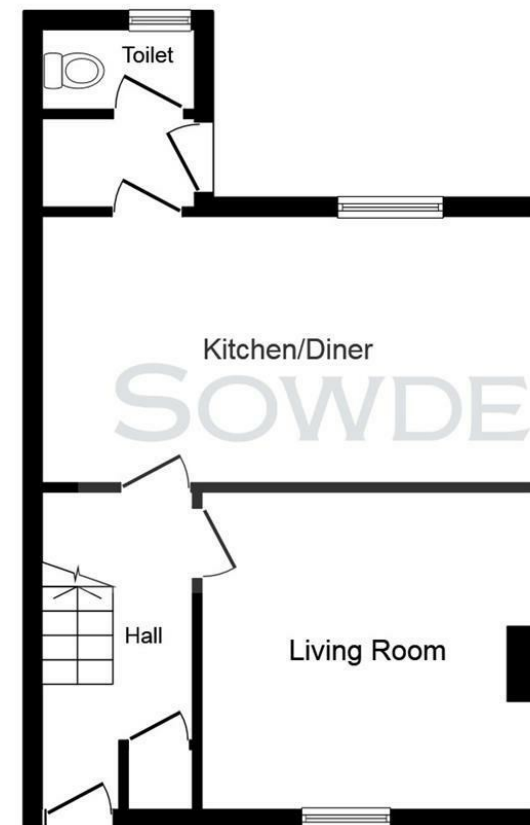
Main Bedroom
4.55m x 2.95m (14'11" x 9'8")

Bedroom Two
3.53m x 2.92m (11'7" x 9'7")

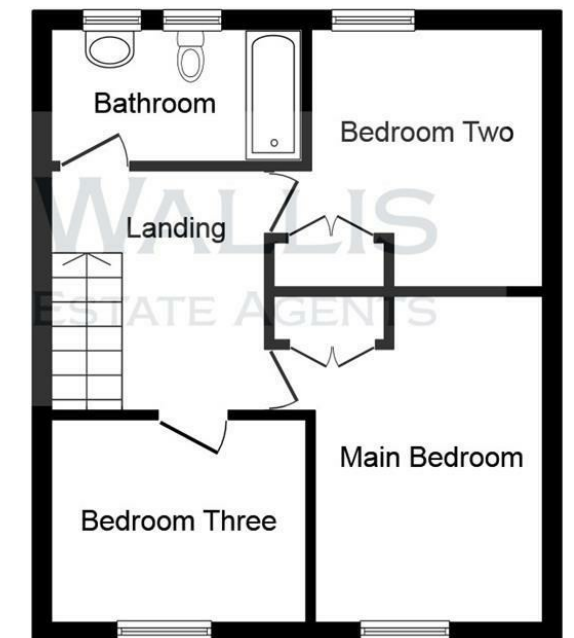
Bedroom Three
2.90m x 2.51m (9'6" x 8'3")

Family Bathroom
2.31m x 1.70m (7'7" x 5'7")

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.