

## 77 Radcliffe Road, Stamford, Lincolnshire, PE9 1AU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 period terraced town house comes with a stylish open plan living space on the ground floor and three bedrooms on the first floor. The property is set within walking distance of the town centre and has a low maintenance south west facing patio garden.

The accommodation comprises: - Entrance hall with original floor tiles, open plan lounge diner that leads to the breakfast kitchen, bathroom, landing and three bedrooms.

There is gas fired central heating, replacement double glazed windows and has a council tax band rating of B.

To the front is a recently paved garden and to the rear is the south west facing low maintenance patio garden.

Viewing is highly recommended.

**£335,000 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.

- Stunning period terraced town house
- Stylish open plan living space
- Gas fired central heating
- Replacement double glazed windows
- Council Tax Band - B

- Three bedrooms
- Entrance hall with original floor tiles
- Wood burning stove
- South west facing low maintenance garden
- EPC - D



**ACCOMMODATION:**

**Entrance Hall**

**Lounge Diner**

6.86m x 4.88m max, 3.71m min (22'6" x 16' max, 12'2" min)

**Breakfast Kitchen**

5.33m x 3.20m max, 2.31m min (17'6" x 10'6" max, 7'7" min)

**Bathroom**

2.21m x 2.01m (7'3" x 6'7")

**Landing**

**Main Bedroom**

3.28m x 3.02m (10'9" x 9'11")

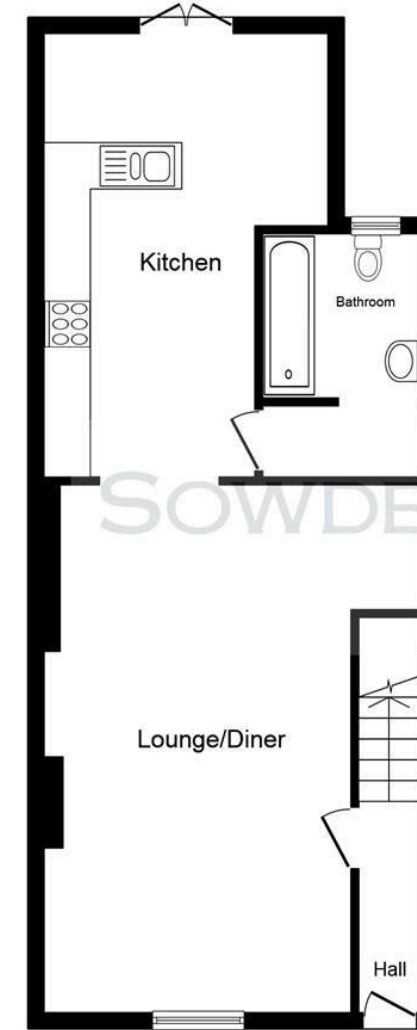
**Bedroom Two**

3.48m x 2.54m (11'5" x 8'4")

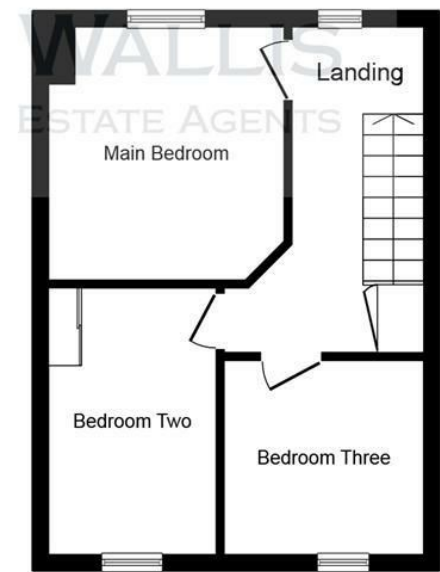
**Bedroom Three**

2.51m x 2.16m (8'3" x 7'1")

**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.