



## 18 Bramble Grove, Stamford, Lincs, PE9 4BL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 semi-detached home with separate garage is tucked away in a quiet cul-de-sac location with good access to the A1, as well as schools and Stamford Town Centre.

The downstairs offers a lounge diner and kitchen, fitted in early 2021, with oven, hob and extractor, and space for a washing machine and fridge/freezer. Upstairs there are three good sized bedrooms and a family bathroom.

To the front is a single garage and gravelled driveway parking for two cars, and to the rear a lawn and patio.

**£1,200 PCM**

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
- Modern kitchen and decor throughout
- Close proximity to A1
- EPC: D Council Tax: B

- Garage and Parking
- Popular estate location
- Good size lounge diner
- Holding deposit: £276 Deposit: £1384



**ACCOMMODATION:**

**Entrance Hallway**

**W/C**

**Lounge Diner**

7.19m x 4.14m (dining area width 2.39m) (23'07 x 13'07 (dining area width 7'10))

**Kitchen**

2.90m x 2.44m (9'06 x 8'0)

**First Floor Landing**

**Bedroom**

3.66m x 2.69m (12'0 x 8'10)

**Bedroom**

3.48m x 2.92m (11'05 x 9'07)

**Bedroom**

2.64m x 2.24m (8'08 x 7'04)

**Bathroom**

**FLOOR PLAN:**