



65 Radcliffe Road, Stamford, Lincolnshire, PE9 1AU

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (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 | |

Located within walking distance of the town centre, this charming terrace home has been modernised throughout with a refitted kitchen, shower room, windows and doors, decorated and new flooring.

The accommodation comprises: - Open plan kitchen living space, rear entrance hall, shower room, landing and two bedrooms.

To the rear of the property is a courtyard garden with space for a table and chairs.

£1,075 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.

- Walking distance of town centre
- Modern shower room
- Refitted kitchen
- Decorated and new flooring throughout
- Holding deposit: £248 Deposit: £1240

- Open plan living space
- Two double bedrooms
- Courtyard garden
- Council Tax - A EPC - C
- AVAILABLE IMMEDIATELY



ACCOMMODATION:

Kitchen/Living/Dining Area
6.35m x 33.83m (20'10 x 111)

Shower Room

Bedroom One
3.43m x 3.38m (11'3 x 11'1)

Bedroom Two
3.38m x 2.82m (11'1 x 9'3)

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.