



## 34 Reform Street, Stamford, PE9 2XB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(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	

Situated within easy reach of the town center, as well as the A1, is this two bedroom character terraced home. The house has benefited from some upgrades including the roof, windows and electric heaters in some rooms, but does require modernisation throughout.

The accommodation comprises: - Entrance hall, sitting room, dining room, kitchen, landing, two bedrooms and an upstairs bathroom.

To the rear is a patio immediately off the back of the house, leading to an outbuilding with a W/C. Across a footpath is the main garden, currently used as an allotment with vegetable garden and two sheds.

**£220,000 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.

- Mid terraced character home
- Modernisation required throughout
- Outside store with W/C
- Upstairs bathroom
- EPC: E Council Tax: B

- Two good sized bedrooms
- Replacement UPVC windows
- Garden with storage sheds
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**

3.76m x 2.92m (12'4 x 9'7)

**Dining Room**

4.24m (max) x 3.20m (13'11 (max) x 10'6)

**Kitchen**

3.63m x 1.32m (11'11 x 4'4)

**First floor landing**

**Bedroom**

3.66m x 2.92m (12' x 9'7)

**Bedroom**

3.18m x 2.41m (10'5 x 7'11)

**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)