

30 Ross Drive, Stamford, PE9 2JF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(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	

This three bedroom semi-detached home is well presented and comes with an open plan kitchen diner and living space, along with a Main bedroom with en-suite. The flooring on the ground floor has recently been fitted with engineered wood, with patio doors leading out on the south facing enclosed garden.

The accommodation comprises: - Entrance hall, cloakroom, open planing kitchen diner and living room, landing, Main bedroom with en-suite, two further bedrooms and a family bathroom.

There is uPVC double glazing and gas fired central heating, along with allocated off street parking and a single garage.

Asking Price £295,000 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.

- Modern semi-detached home
- Open plan living space
- Gas fired central heating
- South facing patio & lawn garden
- Council Tax Band - B

- Three bedrooms
- Main Bedroom with en-suite
- Engineered wood flooring
- Off street parking & single garage
- EPC- B



ACCOMMODATION:

Entrance Hall
3.43m x 1.98m (11'3 x 6'6)

Cloakroom
1.47m x 0.86m (4'10 x 2'10)

Living Area
4.67m x 3.18m (15'4 x 10'5)

Kitchen Dining Area
4.67m x 2.57m (15'4 x 8'5)

Landing

Main Bedroom
4.19m x 2.59m (13'9 x 8'6)

En-suite
2.59m x 1.04m (8'6 x 3'5)

Bedroom Two
2.67m x 2.49m (8'9 x 8'2)

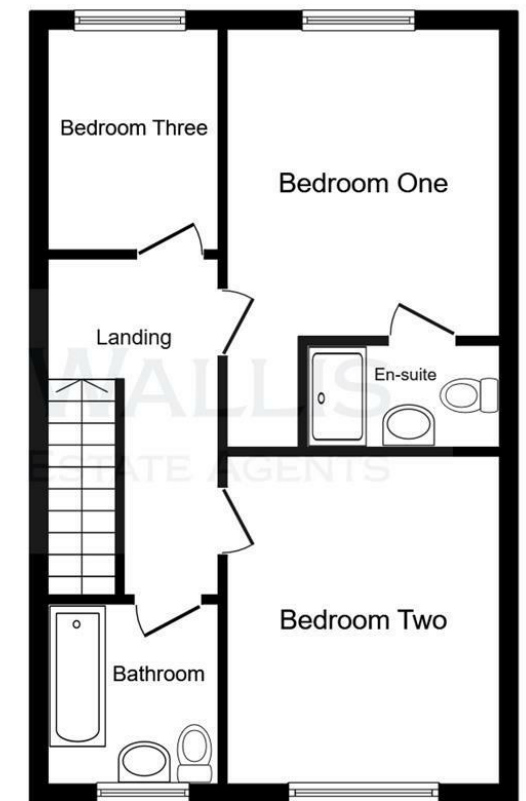
Bedroom Three
3.10m x 1.98m (10'2 x 6'6)

Family Bathroom
2.06m x 1.68m (6'9 x 5'6)

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