

6 Rock House Gardens Radcliffe Road, Stamford, PE9 1AS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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 extended four bedroom semi-detached family home is set behind a stone wall and within walking distance to the town centre. The property requires modernisation but has plenty of potential, subject to planning. With views over Stamford to the rear and ample off street parking, viewing is highly recommended.

The accommodation briefly comprises: - Entrance porch, kitchen diner, hallway, sitting room, garden room, shower room, landing, four bedrooms, family bathroom, separate w/c and a loft room.

To the front, behind the stone wall, is a driveway that provides ample off street parking and leads to the single integral garage and a useful store room at the back of the garage. The enclosed walled rear lawn garden is south west facing.

NO CHAIN

Guide Price £465,000 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.

- Full Renovation Required
- Ample Off Street Parking & a Single Garage
- Potential for Loft Conversion (STPP)
- Gas Fired Central Heating
- EPC -

- Close Proximity to Town Centre
- Four Bedroom Semi Detached
- Generous South West Facing Rear Walled Garden
- Council Tax Band - C
- NO CHAIN



ACCOMMODATION:

Porch

Kitchen Diner

6.35m x 2.69m (20'10 x 8'10)

Inner Hallway

Lounge

5.77m x 4.24m (18'11 x 13'11)

Garden Room

3.76m x 2.51m (12'04 x 8'03)

Shower Room

Garage

Landing

Bedroom 1

3.61m x 3.15m (11'10 x 10'04)

Bedroom 2

3.51m x 3.33m (11'06 x 10'11)

Bedroom 3

2.31m x 2.92m widening to 4.14m (7'07 x 9'07 widening to 13'07)

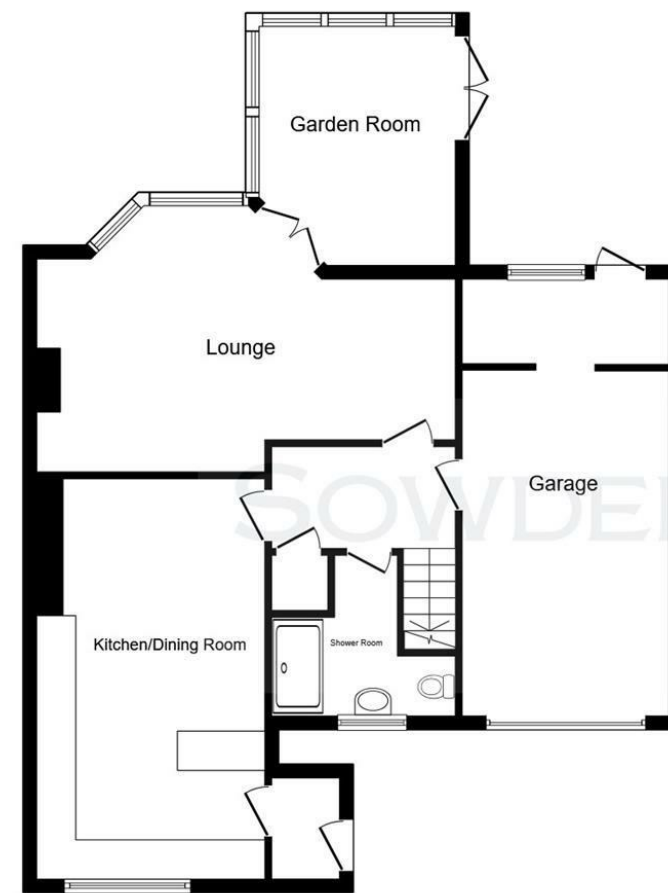
Bedroom 4

2.31m x 2.18m (7'07 x 7'02)

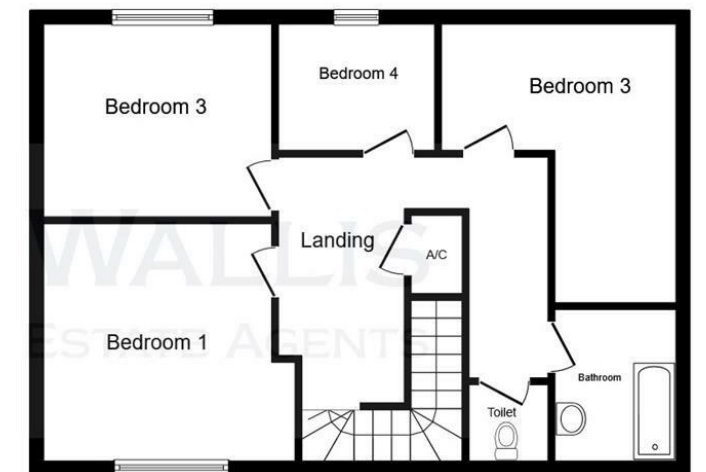
Bathroom

W/C

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. Powered by PropertyBox