

22 Banks Crescent, Stamford, PE9 1FJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <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 stylish two double bedroom end-of-terrace home has been finished to a high standard by the current owner and comes with a spacious lounge diner, modern style kitchen and bathroom, and a garden office.

The accommodation comprises;- Entrance hall, cloakroom, kitchen, lounge diner, landing, two double bedrooms and a family bathroom.

To the front of the property is two off street parking spaces, as well an electric car charging point, whilst to the rear is a west facing patio and lawn garden with the home office.

The location provides easy access to the town centre, local schooling, A1 and nearby countryside.

Viewing is highly recommended.

Asking Price £260,000 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.



- Two double bedrooms
  - Modern property
  - Good sized lounge diner
  - Off street parking for two cars
  - Council Tax Band - B, EPC - B
- End of terrace
  - Presented to a high standard
  - Electric car charging point
  - West facing patio & lawn garden, plus garden office
  - NO CHAIN



ACCOMMODATION:

Entrance Hall

Cloakroom

Lounge Diner  
3.94m x 3.89m (12'11 x 12'9)

Kitchen  
3.20m x 1.75m (10'6 x 5'9)

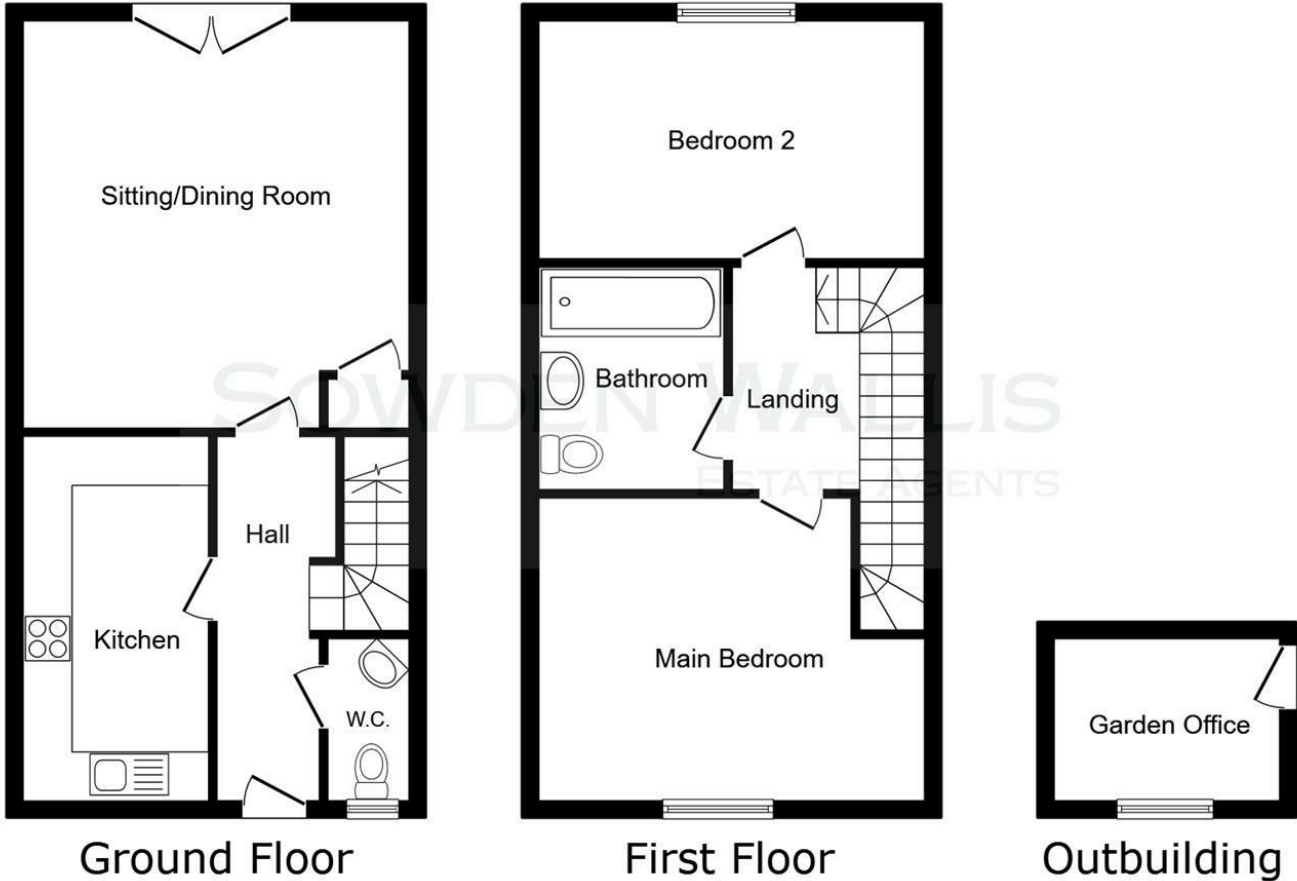
Landing

Master Bedroom  
3.91m x 2.62m (12'10 x 8'7)

Bedroom Two  
3.91m x 2.39m (12'10 x 7'10)

Bathroom  
1.98m x 1.68m (6'6 x 5'6)

FLOOR PLAN:



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)