SOWDEN WALLIS
ESTATE AGENTS

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76 Conduit Road, Stamford, PE9 1QL

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_2) Rating

		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			

England & Wales — EU Directive 2002/91/EC

This Victorian town house is located within walking distance of the town centre and is presented to a good standard throughout. The property has two reception rooms and two double bedrooms, along with wooden flooring, bay window and cast iron fire place.

The accommodation comprises:- Entrance hall, sitting room, and dining room leading through to a kitchen with built in oven, hob, and dishwasher, utility room with space for fridge freezer and washing machine, and downstairs cloakroom. Upstairs there are two double bedrooms and a bathroom with a shower over the bath.

To the rear is a west facing low maintenance garden which catches the sun for most of the day, and features a sizable summer house.

£1,100 PCM

- Two Bedroom Character Property
- Well Presented Throughout
- Two Reception Rooms
- Council Tax - B

- Walking Distance to Town Centre
- Courtyard Garden
- Gas Central Heating
- EPC - D

ACCOMMODATION:

Entrance Hallway

Living Room
3.81m into bay x 2.84m (12'5" into bay x 9'3")

Dining Room
3.71m x 3.53m min, 4.52m max (12'2" x 11'6" min, 14'9" max)

Kitchen
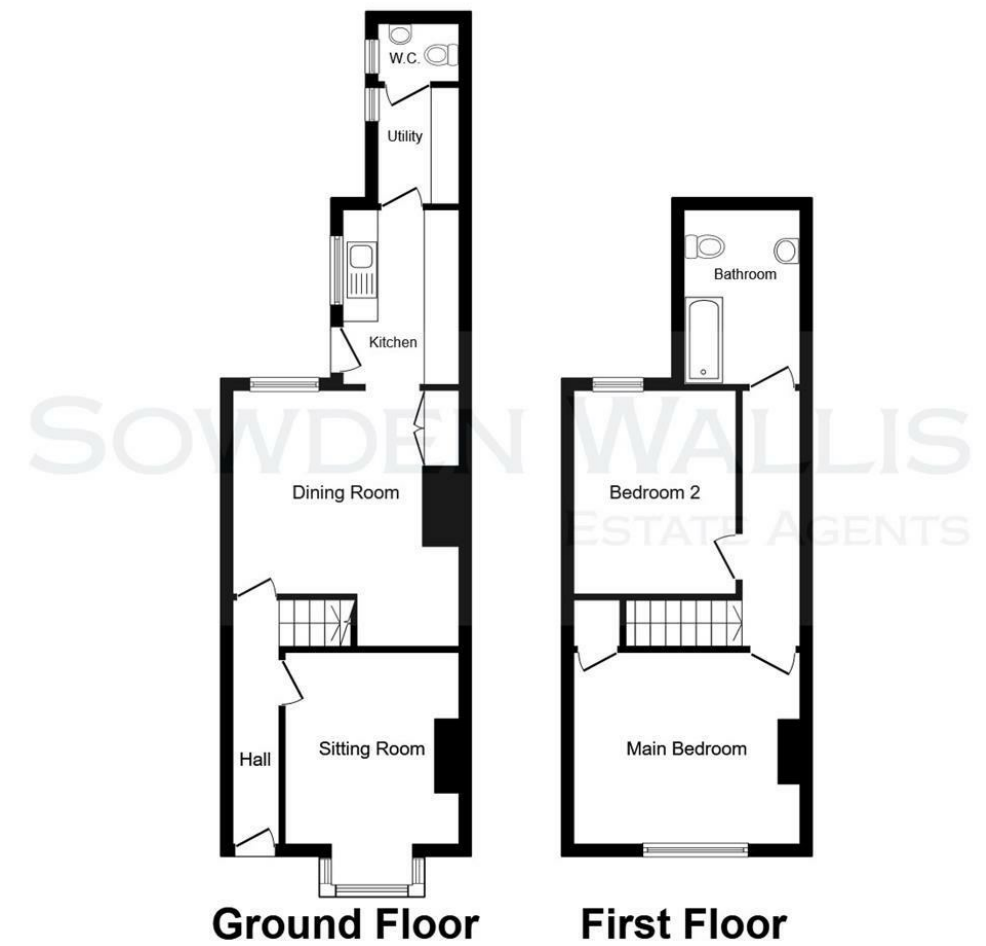2.84m x 1.93m (9'3" x 6'3")

Utility Room

W/C

First Floor Landing

Bedroom
3.81m x 3.02m (12'5" x 9'10")

Bedroom
3.56m x 2.79m (11'8" x 9'1")

Bathroom
2.84m x 1.96m (9'3" x 6'5")

FLOOR PLAN:

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W.C.

Utility

Kitchen

Bathroom

Dining Room

Bedroom 2

Hall   Sitting Room

Main Bedroom

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