

4 Barnes Court, Stamford, Lincs, PE9 2TZ

| 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 | | |
| | 80 | 80 |
| 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 well presented modern coach house is situated on a popular residential development on the outskirts of Stamford, whilst still being conveniently located close to the A1 and town center.

The communal entrance is shared with only one other coach house. The internal accommodation comprises a modern kitchen living dining area, with a built in oven and hob, alongside space for dishwasher, washing machine and fridge freezer. The dual aspect living space offers a light bright area with ample space for seating and dining area. The double bedroom is generously sized with access to the ensuite bathroom.

Externally, there is a driveway with parking for one car, alongside a single garage housing the gas boiler.

Guide Price £195,000 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.

- Semi detached coach house
 - Generous kitchen living area
 - Modern neutral decor throughout
 - NO CHAIN
- One double bedroom
 - Garage and parking
 - Gas central heating
 - EPC: C Council Tax:



ACCOMMODATION:

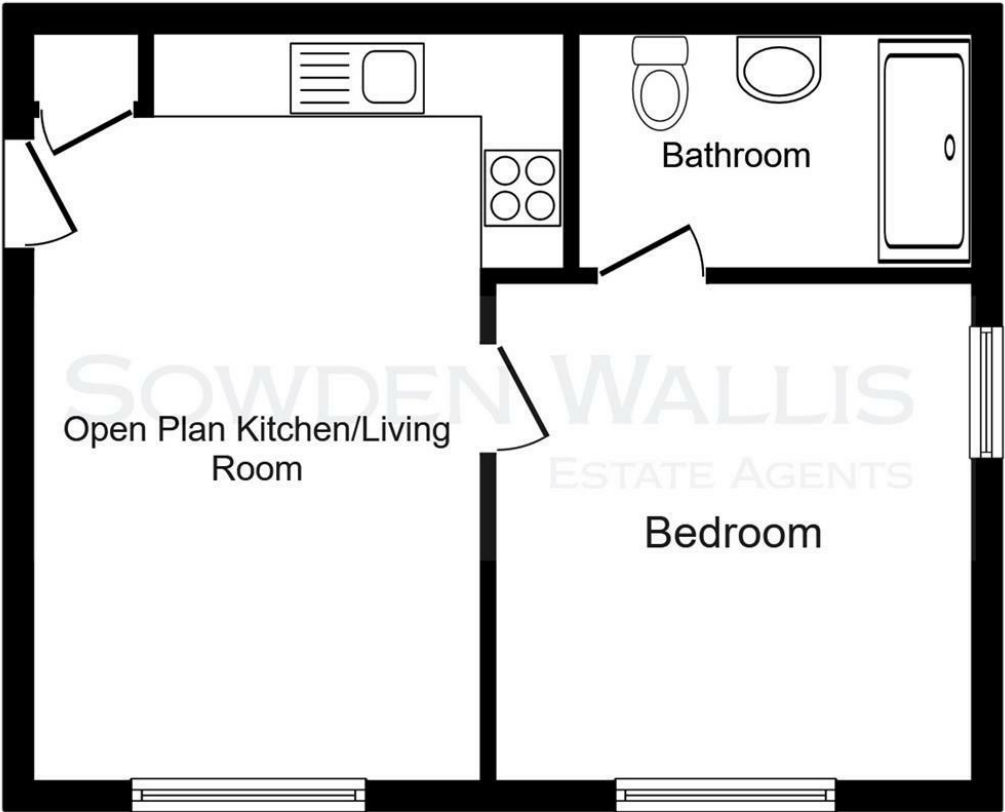
Communal Entrance Hall

Kitchen Living Area
6.38m x 3.89m (20'11" x 12'9")

Bedroom
4.62m x 3.02m (15'1" x 9'10")

Bathroom

FLOOR PLAN:



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