

38 Haddon Road, Stamford, PE9 2UP

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			
		73	78
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	

Offered for sale with NO CHAIN, this well-presented two-bedroom mid-terraced home provides comfortable and well-proportioned accommodation, enjoying a pleasant outlook over a green to the front.

The property features a welcoming entrance porch leading into a cosy lounge, complete with a wood-burning stove creating a warm focal point. To the rear is a breakfast kitchen, offering good storage and workspace, and providing ample room for everyday dining.

Upstairs, the accommodation includes a generous main bedroom, a second well-sized bedroom, and a modern shower room, all presented in good order.

Externally, the property benefits from a well-maintained rear garden, ideal for relaxing or entertaining. In addition, there is off-street parking and a single garage, providing practical parking and storage solutions.

Enjoying an attractive position overlooking a green and offered with the added advantage of NO CHAIN, this appealing home represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Asking Price £220,000 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.

- Well presented two bedroom home
- Tucked away location
- Sitting room with wood burner
- Good sized Main bedroom
- Council Tax Band - B, EPC - C

- Generous & well proportioned rooms
- Breakfast kitchen
- Gas fired central heating
- Off street parking & single garage
- NO CHAIN



ACCOMMODATION:

Entrance Porch
1.73m x 1.47m (5'8 x 4'10)

Sitting Room
4.57m x 3.76m (15' x 12'4)

Breakfast Kitchen
4.57m x 3.66m (15' x 12')

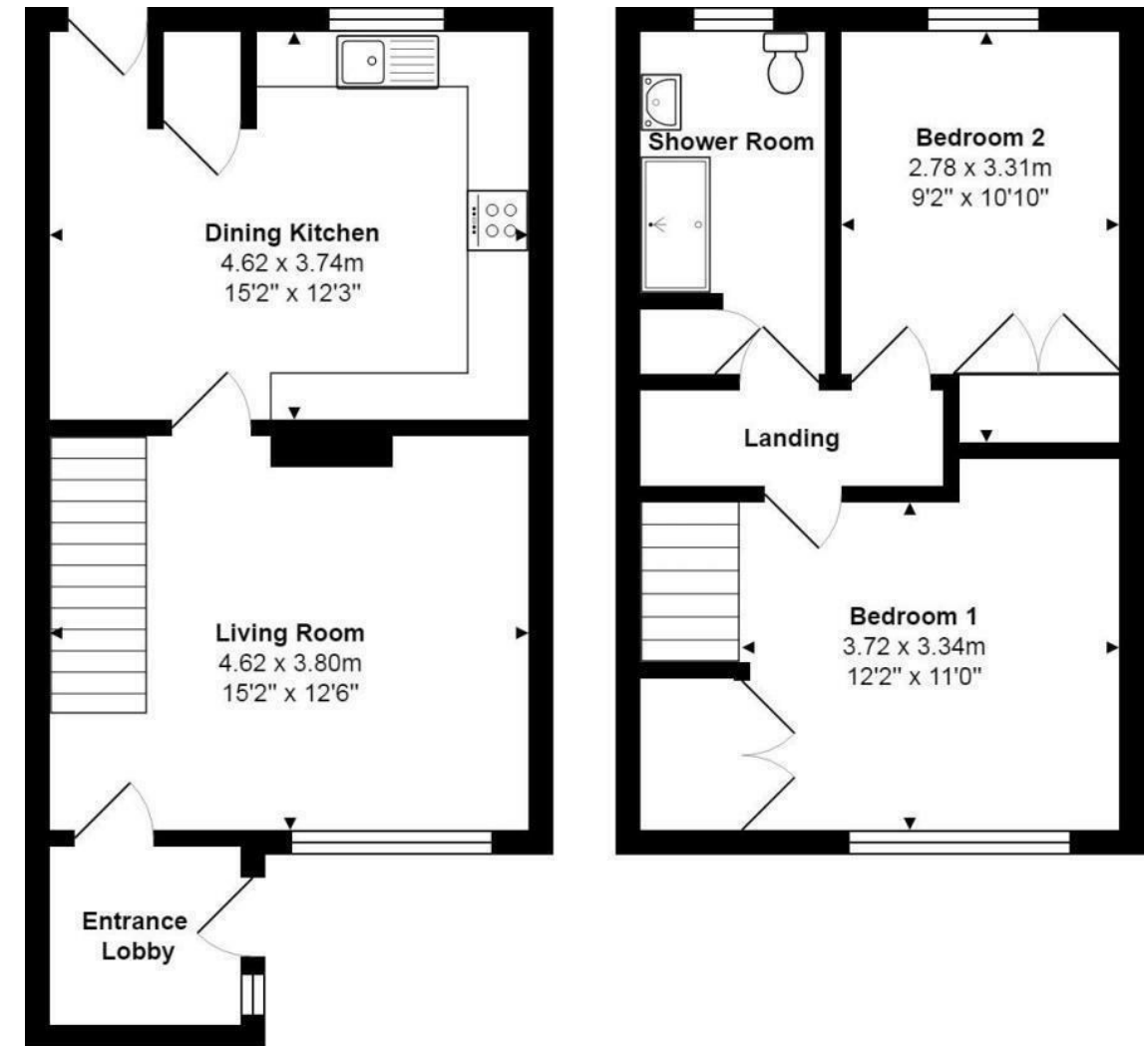
Landing

Main Bedroom
3.66m x 3.71m max, 3.33m min (12' x 12'2 max, 10'11 min)

Bedroom Two
3.78m x 2.72m (12'5 x 8'11)

Shower Room
3.23m x 1.73m (10'7 x 5'8)

FLOOR PLAN:



Total Area: 74.6 m² ... 803 ft²
All measurements are approximate and for display purposes only