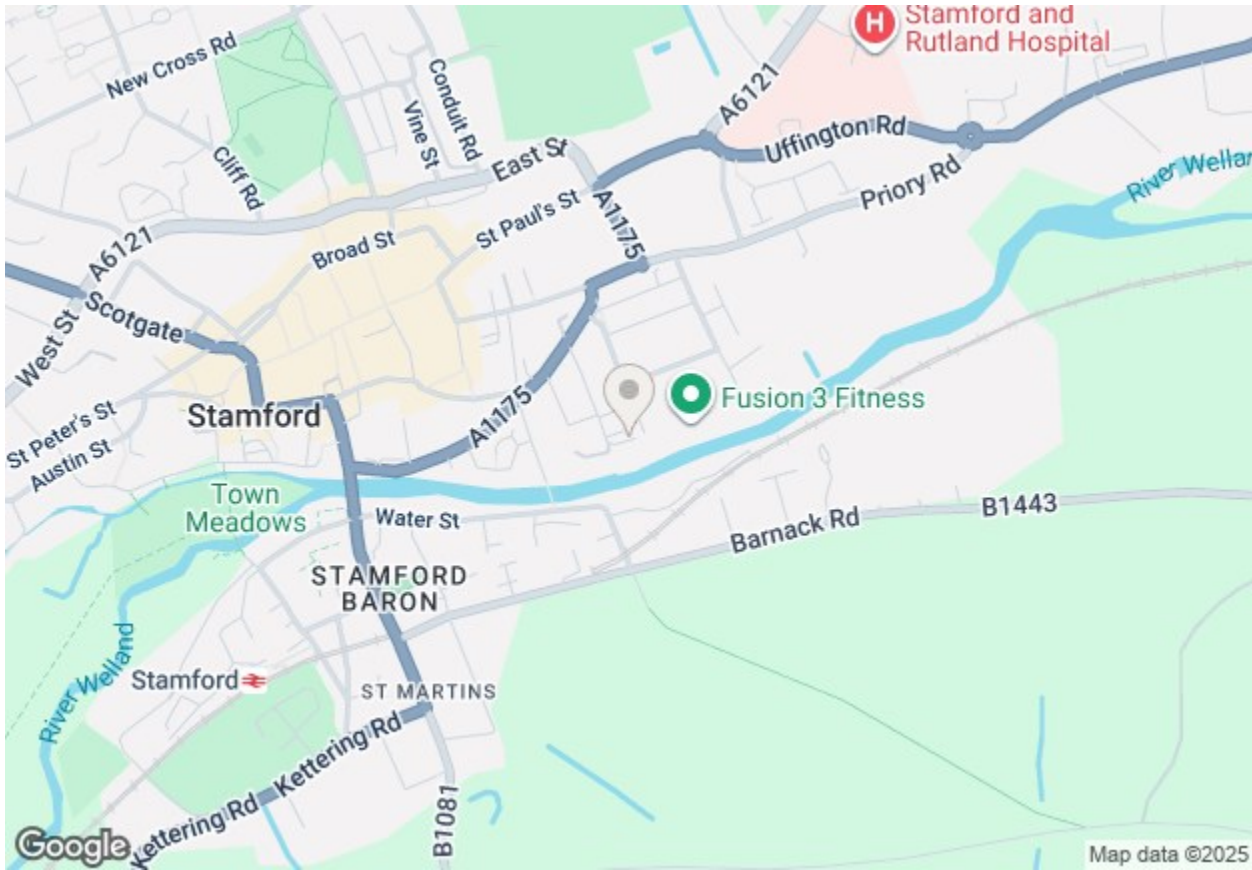




9 Belton Gardens, Stamford, PE9 2WX

Set in a tucked away location that is within walking distance of the town centre, this two double bedroom home provides easy access to local amenities and Stamford train station. The property comes with a breakfast kitchen, generous lounge and a walk-in wet room.

The accommodation comprises:- Entrance hall, breakfast kitchen, sitting room, landing, two double bedrooms and the walk-in wet room.

There is gas fired central heating and double glazing, and the property does require some modernisation. To the front is an allocated off street parking space, whilst to the rear is an enclosed an private lawn garden.

NO CHAIN

Guide Price £225,000 Leasehold

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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 87        |
| (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                                          |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| 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 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

- Two double bedrooms
  - Walking distance to the town centre
  - Gas fired central heating
  - Off street parking
  - Maintenance charge - £425.21 , Ground Rent -
- Tucked away location
  - Breakfast kitchen
  - Enclosed, private garden
  - Council Tax Band - A, EPC -
  - NO CHAIN



ACCOMMODATION:

Entrance Hall

Sitting Room

4.55m x 3.99m (14'11 x 13'1)

Breakfast Kitchen

4.24m x 2.77m max, 1.93m min (13'11 x 9'1 max, 6'4 min)

Landing

Main Bedroom

3.99m x 3.07m (13'1 x 10'1)

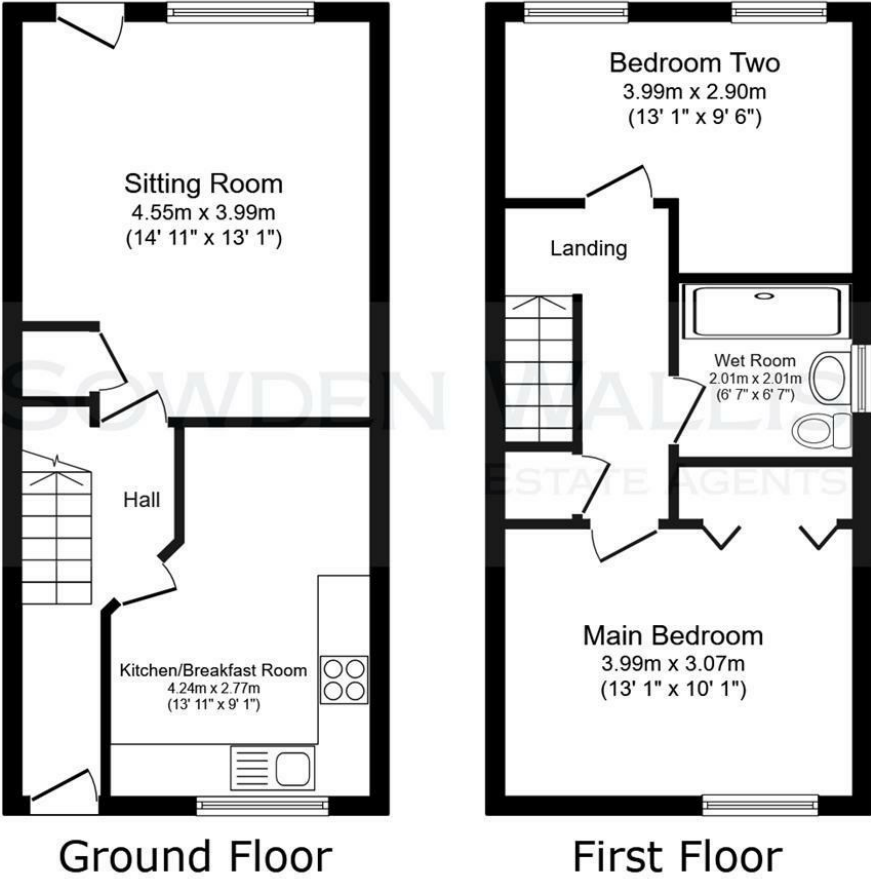
Bedroom Two

3.99m x 2.90m max, 1.96m min (13'1 x 9'6 max, 6'5 min)

Wet Room

2.01m x 2.01m (6'7 x 6'7)

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)