

## 14 Recreation Ground Road, Stamford, PE9 1EN

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>86</b>
	<b>66</b>
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Set overlooking the Recreation Ground, this three bedroom period mid-terrace home is just a short walk from the town centre. There is a bay fronted sitting room and dining room, as well as high ceilings and an open outlook to the front.

The accommodation comprises: - Entrance hall, bay fronted sitting room, dining room, kitchen, cloakroom, landing, Main bedroom, two further bedrooms and a shower room.

A low-maintenance garden lies at the back of the property, that can be accessed via the lane to the rear.

NO CHAIN

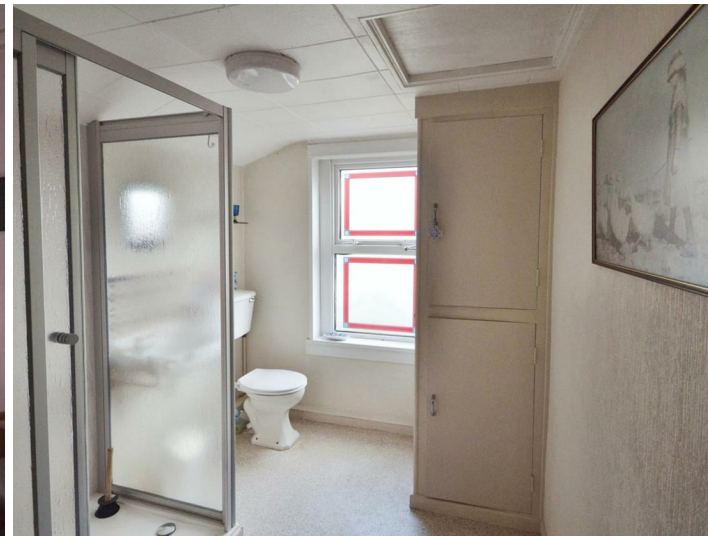
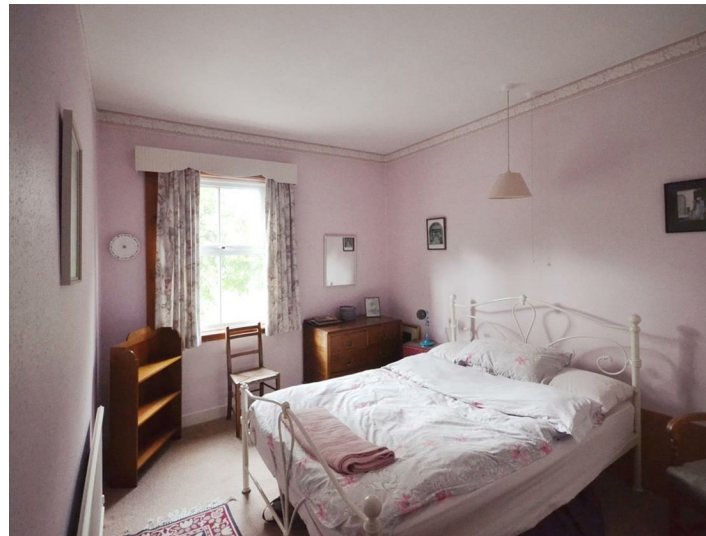
**Guide Price £299,950 Freehold**

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.



- Period terraced home
- Short walk to the town centre
- Bay fronted sitting room
- Gas fired central heating boiler
- Council Tax Band - B, EPC - D

- Over looking the Recreation Ground
- Three bedrooms
- High Ceilings
- Low maintenance garden with access from a lane
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**

4.47m into bay x 3.58m (14'8 into bay x 11'9)

**Dining Room**

3.71m x 3.63m (12'2 x 11'11)

**Kitchen**

2.95m x 2.29m (9'8 x 7'6)

**Conservatory**

2.49m x 2.29m (8'2 x 7'6)

**Cloakroom**

**Landing**

**Main Bedroom**

3.40m x 2.87m (11'2 x 9'5)

**Bedroom Two**

3.38m x 2.87m (11'1 x 9'5)

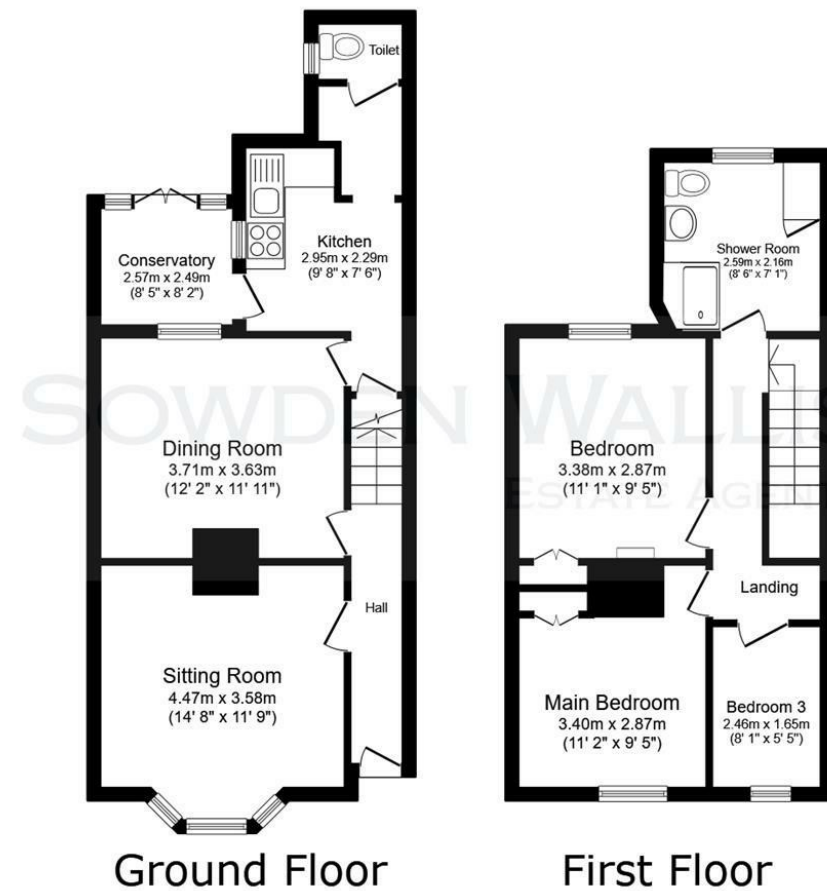
**Bedroom Three**

3.25m x 1.65m (10'8 x 5'5)

**Shower Room**

2.95m x 2.16m (9'8 x 7'1)

**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)