



4 St George's Avenue, Stamford, Lincs, PE9 1XY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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 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	

Undergoing some renovation works and presented to a good standard, is this three bedroom semi detached home positioned close to Stamford centre and local amenities.

The property comprises; a kitchen diner which is currently being refitted and will include an integrated dishwasher, a living room with doors onto the garden, downstairs W/C, two double bedrooms with fitted wardrobes, a single bedroom and a modern shower room.

To the rear is a gravelled garden and to the side is driveway parking.

£1,100 PCM

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.

- Three bedroom semi detached
- Parking and a garden
- Good decorative order throughout
- Downstairs W/C
- Holding deposit: £253

- Close to town centre and amenitied
- Brand new kitchen
- Built in wardrobes in 2 bedrooms
- Deposit: £1269
- EPC: C Council Tax: A



ACCOMMODATION:

Entrance Hall

Shower Room

W/C

Kitchen Diner
4.62m x 2.79m (15'1" x 9'1")

Living Room
4.88m x 3.35m (16'0" x 10'11")

First Floor Landing

Bedroom
3.45m x 2.87m (11'3" x 9'4")

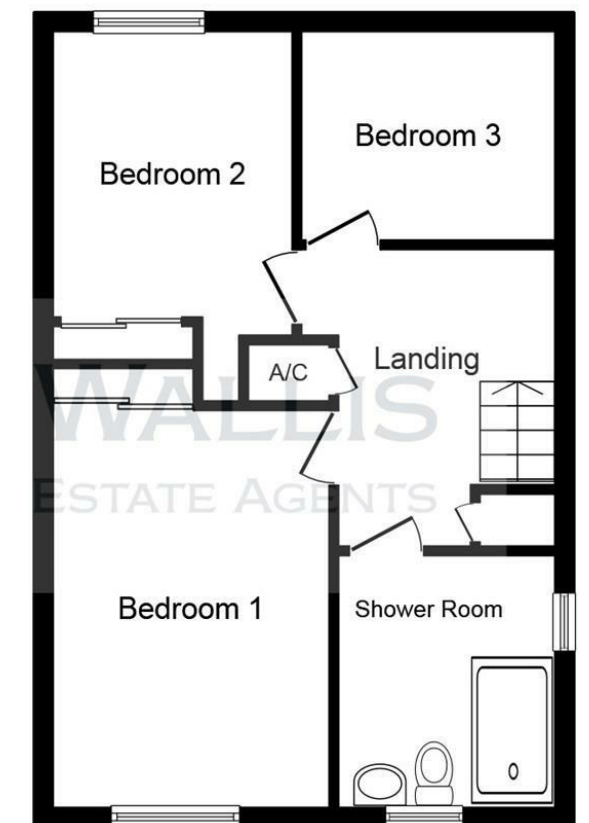
Bedroom
3.71m x 2.21m (12'2" x 7'3")

Bedroom
2.57m x 2.46m (8'5" x 8'0")

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.