

78 Churchill Road, Stamford, Lincolnshire, PE9 1JG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		75	
(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	

This two bedroom semi-detached bungalow comes with a spacious lounge diner and a good sized garden room. The property is set on a bus route, comes with replacement double glazed windows, gas fired central heating and a well presented bathroom.

The accommodation comprises: - Entrance hall, lounge diner, kitchen, two bedrooms, garden room and a bathroom.

To the front is a low maintenance garden and driveway that provides off street parking, whilst to the rear is a generous lawn garden with further low maintenance section.

Asking Price £245,000 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 bungalow
- Spacious lounge diner
- Gas fired central heating
- Off street parking
- Council Tax Band - B

- Two bedrooms
- Garden room
- Well presented kitchen & bathroom
- On a bus route
- EPC -



ACCOMMODATION:

Entrance Hall

Lounge Diner

5.92m max, 3.38m min x 4.80m max, 2.54m min
(19'5 max, 11'1 min x 15'9 max, 8'4 min)

Kitchen

2.44m x 2.16m (8' x 7'1)

Main Bedroom

3.63m x 3.12m (11'11 x 10'3)

Bedroom Two

2.77m x 2.69m (9'1 x 8'10)

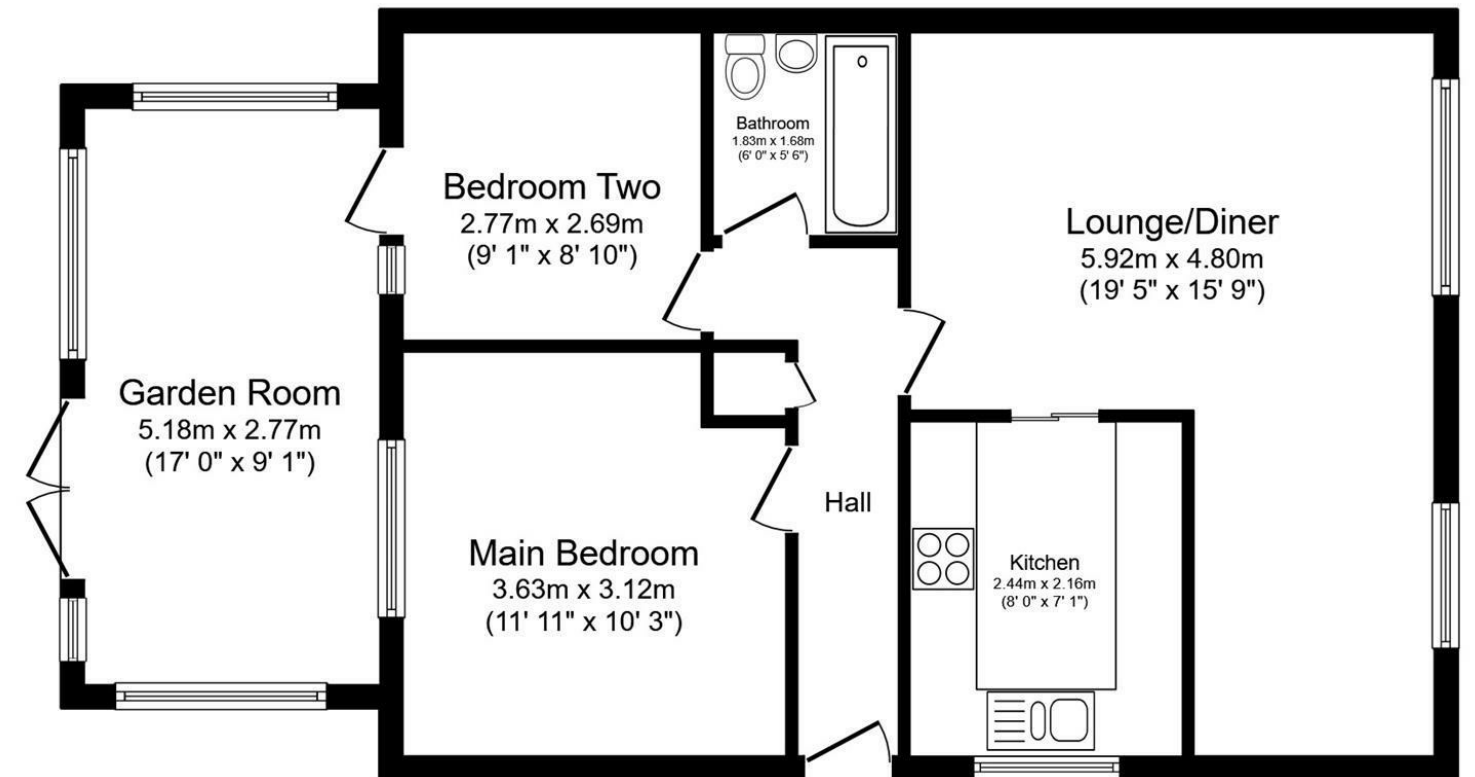
Bathroom

1.83m x 1.96m (6' x 6'5)

Garden Room

5.18m x 2.77m (17' x 9'1)

FLOOR PLAN:



Floor Plan

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