

75 Perth Road, Stamford, Lincolnshire, PE9 2YY

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 47 | |
| (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 | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 43 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

A well presented two bedroom home set within walking distance of Malcolm Sargent Primary School and with easy access to the A1.

The accommodation comprises an entrance hall, dual aspect lounge diner, kitchen with built in oven and hob, and large walk in pantry cupboard.

To the first floor are two good size double bedrooms, one with built in wardrobe, and family bathroom with shower over bath.

The property further benefits from an enclosed rear garden with shed and parking is on street.

£225,000 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.

- Two Double Bedrooms
- Large Lounge/Diner
- Close Proximity to A1
- NO ONWARD CHAIN

- Popular Stamford Location
- Enclosed Rear Garden
- Ideal FTB or investor home
- Council Tax: B EPC: E



ACCOMMODATION:

Entrance Hall

Lounge/Diner

7.16m x 3.78m (23'5" x 12'4")

Kitchen

4.85m x 3.15m (15'10" x 10'4")

First Floor Landing

Bedroom 1

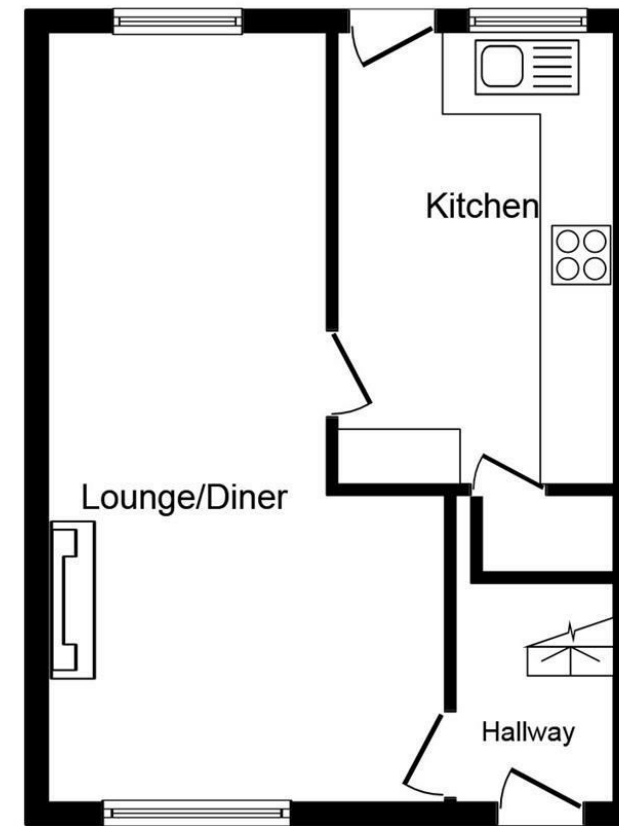
4.37m x 3.05m (14'4" x 10'0")

Bedroom 2

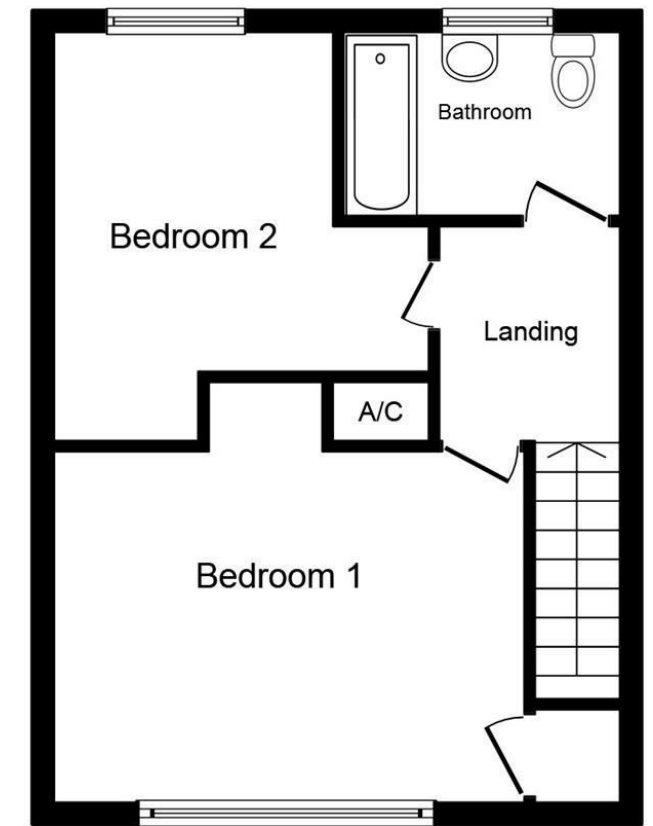
3.78m x 2.72m (12'4" x 8'11")

Bathroom

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.