

## 43 Queen Street, Stamford, Lincolnshire, PE9 1QS

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	77
	62
Not energy efficient - higher running costs	
England & Wales	
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) 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	
England & Wales	
EU Directive 2002/91/EC	

This four double bedroom period town house has been extended to the rear and comes with an open plan living dining kitchen and a bay fronted lounge. There are high ceilings, an original tiled entrance hall and a feature fire place.

Accommodation comprises: - Entrance hall, lounge, open plan living dining kitchen, cloakroom, landing with study area, two double bedrooms benefitting from original fireplaces, family bathroom, second landing, two further double bedrooms and a shower room.

To the rear is a well presented south west facing low maintenance patio garden with off street parking via an access road at the rear of the property.

The property is set within walking distance of the town centre and viewing is highly recommended.

**£649,995 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 town house
- Four bedrooms
- Open plan living diner kitchen area
- Well presented low maintenance south west facing garden
- Gas fired central heating
- High ceilings, bay windows & original tiled entrance hall
- Extended to the rear
- Walking distance to the town centre
- Parking via vehicular access to the rear
- Council Tax Band - C, EPC -



**ACCOMMODATION:**

**Entrance Hall**

**Cloakroom**

**Lounge**

4.65m into bay, 4.04m min x 3.84m (15'3 into bay, 13'3 min x 12'7)

**Kitchen**

3.05m x 2.46m (10' x 8'1)

**Open plan Living Room/Diner**

7.67m max x 2.92m max, 2.72m min (25'2 max x 9'7 max, 8'11 min)

**Landing With Study Area**

**Main Bedroom**

4.65m max, 4.04m min x 3.51m (15'3 max, 13'3 min x 11'6)

**Bedroom Two**

4.19m x 3.51m (13'9 x 11'6)

**Bathroom**

2.34m x 2.03m (7'8 x 6'8)

**Bedroom Three**

3.99m max x 2.74m (13'1 max x 9')

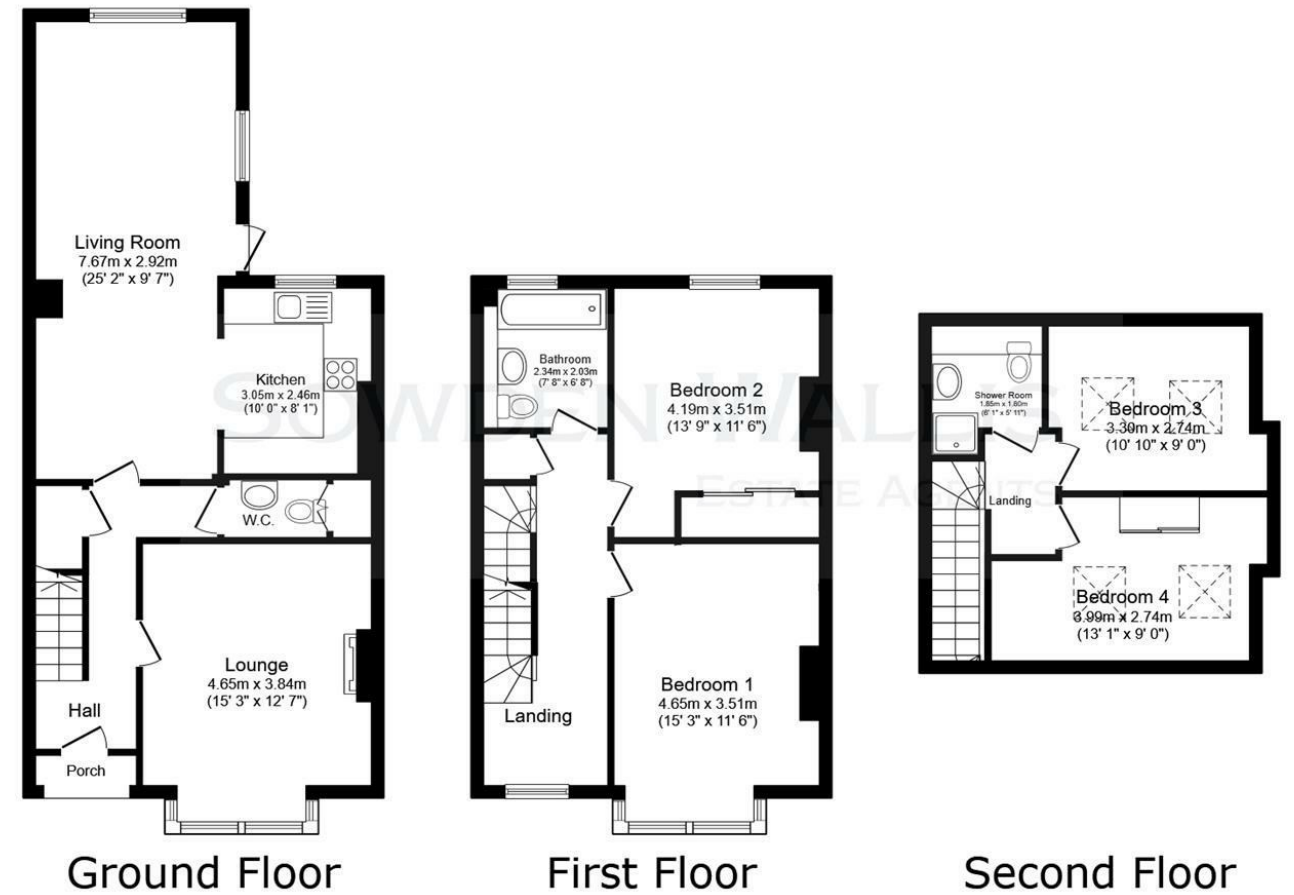
**Bedroom Four**

3.30m x 2.74m (10'10 x 9')

**Shower Room**

1.85m x 1.80m max (6'1 x 5'11 max)

**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