

## 6 Pine Close, Stamford, PE9 2JQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 <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 two double bedroom detached bungalow comes with a modern kitchen and shower room, as well as a conservatory. The property is set in cul-de-sac location on a corner plot, that has a south facing rear garden.

The accommodation comprises: - Entrance hall, sitting room, kitchen, conservatory, two double bedrooms and a shower room.

To the front of the property is a driveway that leads to the single garage, that has power and light, as well as a generous lawn area. The property also comes with an easy access mobility ramp to the front door, as well as gas fired central heating.

NO CHAIN

**Asking Price £399,995 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.

- Detached bungalow
- Two double bedrooms
- Good size garden
- Gas fired central heating
- EPC: D Council Tax: D

- Popular Stamford location
- Living room and conservatory
- Driveway and single garage
- Mobility access ramp to the front door
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hallway**

**Living Room**  
4.7m x 3.15m (15'5" x 10'4")

**Kitchen**  
2.85m x 2.73m (9'4" x 8'11")

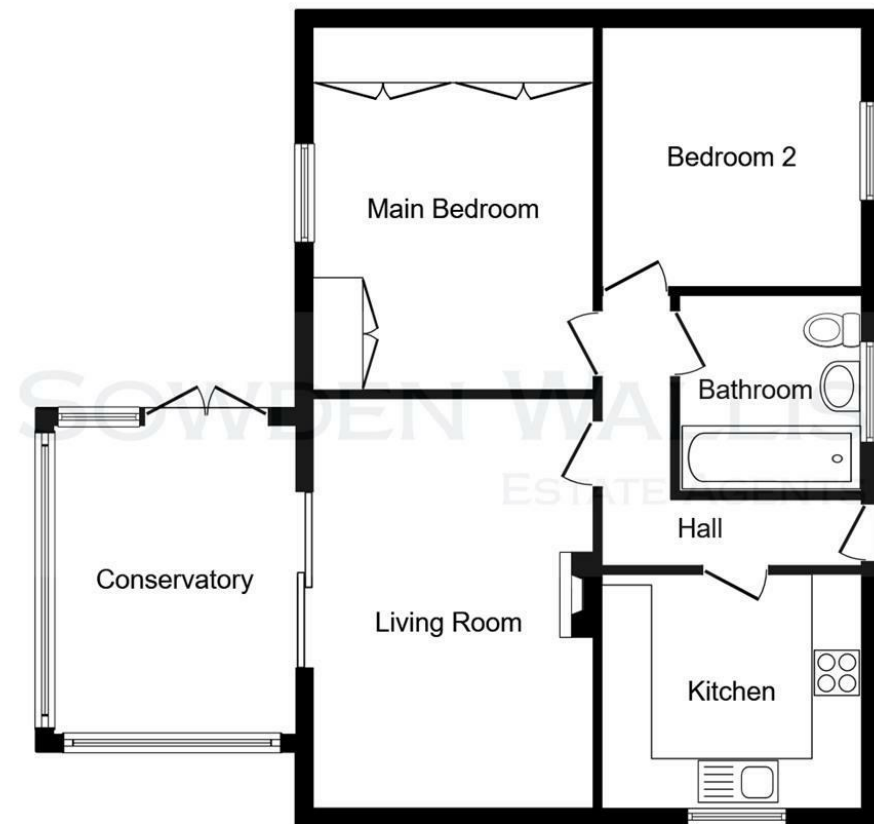
**Conservatory**  
3.18m x 2.8m (10'5" x 9'2")

**Bedroom**  
4.29m x 3.18m (14'0" x 10'5")

**Bedroom**  
3.18m x 3.1m (10'5" x 10'2")

**Bathroom**

**FLOOR PLAN:**



**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)