

## 46 Redcot Gardens, Stamford, PE9 1DL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 three-bedroom terraced house is available to let in Stamford, offering well-presented accommodation suited to a range of households. The property includes a large open plan reception room, three well proportioned bedrooms and an elevated location just a short walk from the town centre.

Benefitting from being redecorated throughout, as well as a refitted modern kitchen with solid oak worktops and the addition of bifold doors to the rear garden, this home is presented in fantastic condition throughout. The downstairs layout flows really well with an open plan design, as well as good built in storage and an integral single garage. Upstairs there are three generous bedrooms, one with a built in wardrobe, as well as a bathroom with three piece suite.

To the rear is a fully enclosed rear garden with a grassed area as well as a patio seating area. To the front is a graveled driveway with parking for one vehicle.

**£1,200 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.

- Close proximity to town centre
- Open plan reception area
- Three generous bedrooms
- EPC: D Council Tax: B

- Driveway and single garage
- Bifold doors to rear garden
- Redecorated throughout
- Holding deposit: £276 Deposit: £1384



**ACCOMMODATION:**

**Entrance Porch**

**Kitchen**  
2.82m x 2.39m (9'3 x 7'10)

**Lounge diner**  
6.68m x 3.33m (21'11 x 10'11)

**First floor landing**

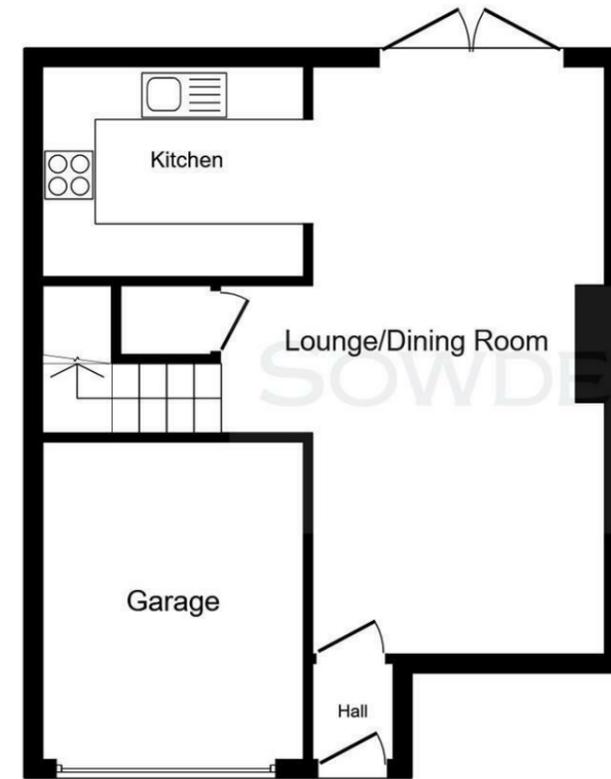
**Bedroom One**  
3.84m x 3.35m (12'7 x 11)

**Bedroom Two**  
3.38m x 2.69m (11'1 x 8'10)

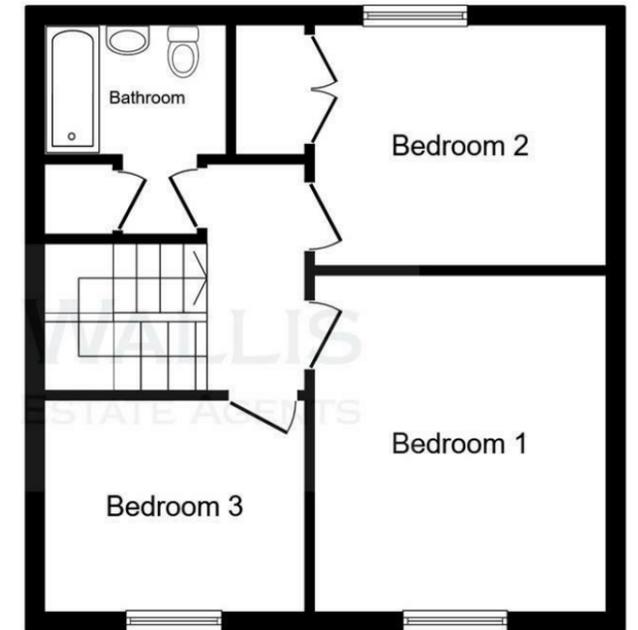
**Bedroom Three**  
2.90m x 2.29m (9'6 x 7'6)

**Bathroom**

**FLOOR PLAN:**



Ground Floor



First Floor

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)