

## 16 Chestnut Gardens, Stamford, PE9 2JY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

To let is this recently modernised, semi-detached house offering three bedrooms, a good size living room, a modern kitchen and a brand new bathroom. The property provides practical family accommodation with straightforward spaces ready for you to make your own. There is a single garage providing rear access to the garden, driveway and a nice size rear garden.

Stamford is known for its educational provision, with a number of primary and secondary schools in the area, making it convenient for families. Transport links are well established; Stamford's railway station is within walking distance, offering regular services to Peterborough in under 20 minutes, making onward journeys to London King's Cross straightforward. The A1 and other main roads are easily accessible, which is useful for those commuting by car.

This property offers an opportunity to settle in a well-connected area with a range of local amenities and services on your doorstep. For those looking for a three-bedroom home to let in Stamford, this semi-detached house is a great choice, combining practical living with access to the town's rich local life and excellent transport options.

**£1,150 PCM**

- Fully redecorated and recarpeted throughout
- Modern kitchen breakfast room
- Driveway and single garage
- Close to local schools and transport links
- EPC: D Council Tax: B
- Brand new bathroom and flooring
- Good size garden
- Three well proportioned bedrooms
- AVAILABLE IMMEDIATELY
- Holding deposit: £265 Deposit: £1326



#### ACCOMMODATION:

**Kitchen**  
2.49m x 4.52m (8'02 x 14'10)

**Living Room**  
max 3.45m x 4.52m (max 11'04 x 14'10 )

**First floor landing**

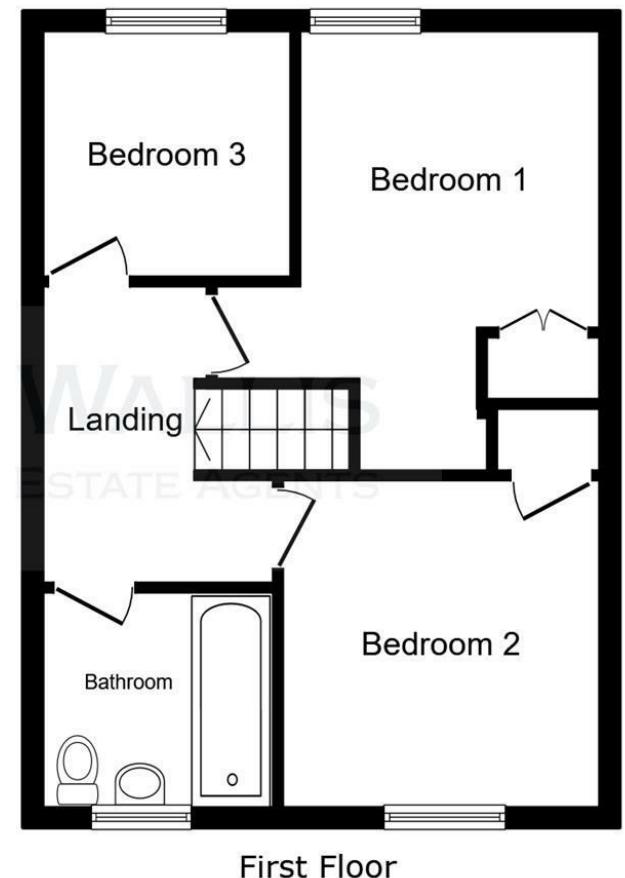
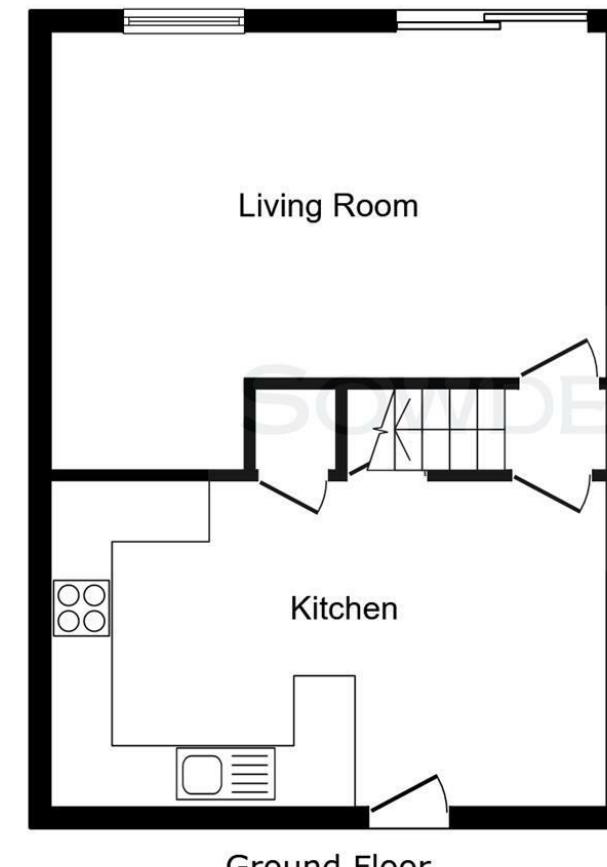
**Principle Bedroom**  
3.02m x 2.44m (9'11 x 8'00)

**Bedroom**  
2.62m x 2.44m (8'07 x 8 )

**Bedroom**  
2.11m x 2.01m (6'11 x 6'7)

**Bathroom**

#### 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)