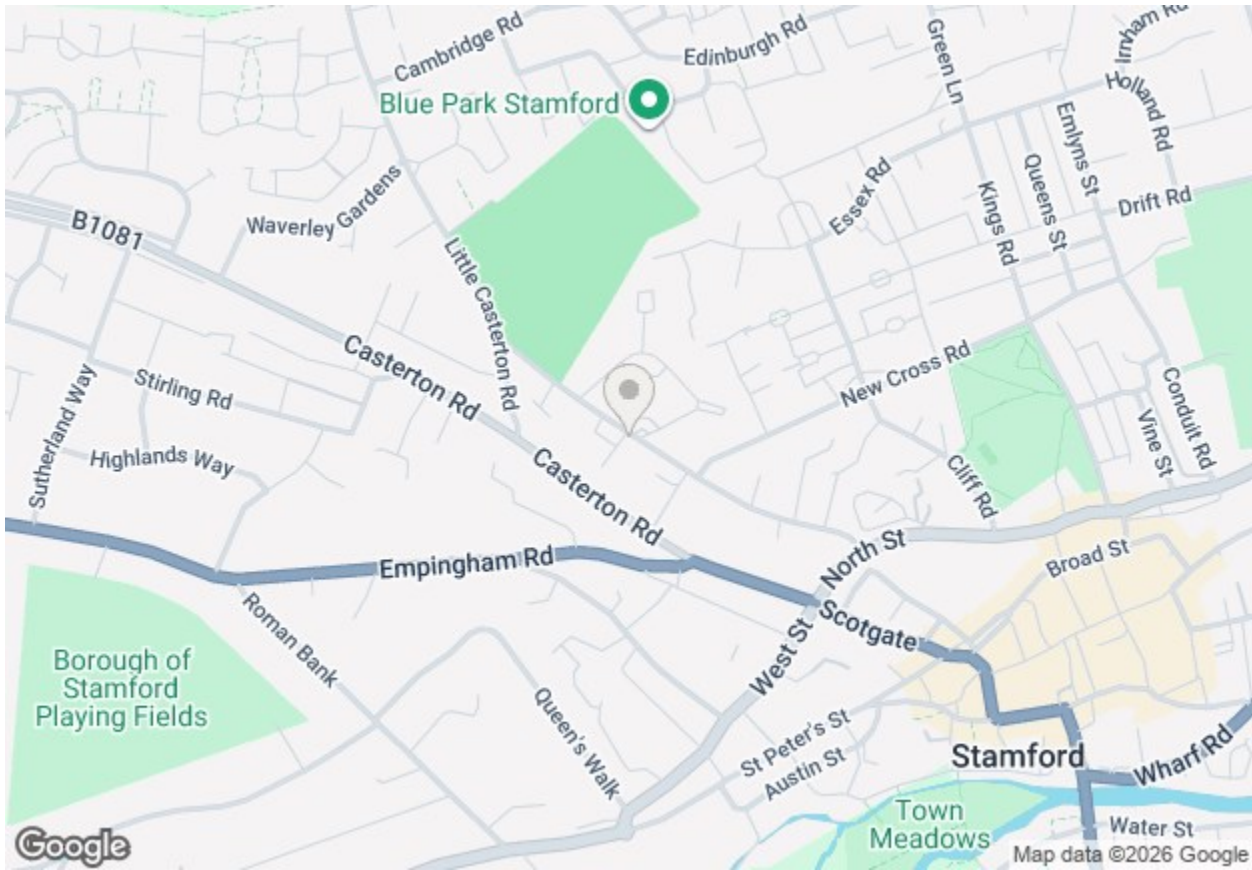




65 Radcliffe Road, Stamford, Lincolnshire, PE9 1AU

A charming and beautifully modernised two-bedroom terraced property, ideally situated within walking distance of Stamford town centre.

The property provides contemporary living, with a welcoming open-plan living space providing a versatile and sociable area for relaxing and entertaining. The modern kitchen complements the space, creating a practical yet stylish heart of the home. A recently modernised shower room, finished in a contemporary style leads from the rear entrance hall. Upstairs, there are two well-proportioned bedrooms.

To the rear is an enclosed courtyard garden, offering a private and low-maintenance outdoor space — ideal for enjoying a morning coffee or entertaining during the warmer months.

Agent note - Photographs taken prior to current tenancy

£1,200 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	69	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		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.

- Walking distance of town centre
- Modern shower room
- Refitted kitchen
- Holding deposit: £276 Deposit: £1,384
- Open plan living space
- Two double bedrooms
- Courtyard garden
- Council Tax - A EPC - C



ACCOMMODATION:

Kitchen/Living/Dining Area
6.35m x 33.83m (20'10 x 111)

Shower Room

Bedroom One
3.43m x 3.38m (11'3 x 11'1)

Bedroom Two
3.38m x 2.82m (11'1 x 9'3)

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.