

109 Drift Avenue, Stamford, PE9 1YJ

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 46 | |
| (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.

Offered to the market with NO CHAIN, this well-presented two bedroom home represents an ideal opportunity for first-time buyers or investors alike.

The property has been recently redecorated and benefits from gas-fired central heating, creating a comfortable and move-in-ready home. The accommodation includes a modern fitted kitchen and a good-sized lounge diner, providing a practical and sociable living space suitable for both everyday living and entertaining.

Upstairs, there are two bedrooms with the Main bedroom being a good sized double, served by a family bathroom.

Externally, the property enjoys a low-maintenance rear garden, ideal for those seeking outdoor space without extensive upkeep. Further benefits include a single garage, offering additional storage or parking.

Situated in a convenient location with easy access to the town centre and local amenities, this property offers a great balance of comfort, practicality and accessibility.

Early viewing is recommended to appreciate the opportunity on offer.

Asking Price £199,995 Freehold

- Two bedroom home
- Recently renovated by the current owner
- Modern style kitchen
- Low maintenance garden
- Council Tax Band - A, EPC - E
- Tucked away location
- Spacious lounge diner
- Gas fired central heating
- Garage
- NO CHAIN



ACCOMMODATION:

Entrance Hall

Lounge Diner

4.47m x 3.68m (14'8" x 12'1")

Kitchen

2.87m x 2.67m (9'5" x 8'9")

Landing

Main Bedroom

3.66m x 2.46m (12' x 8'1")

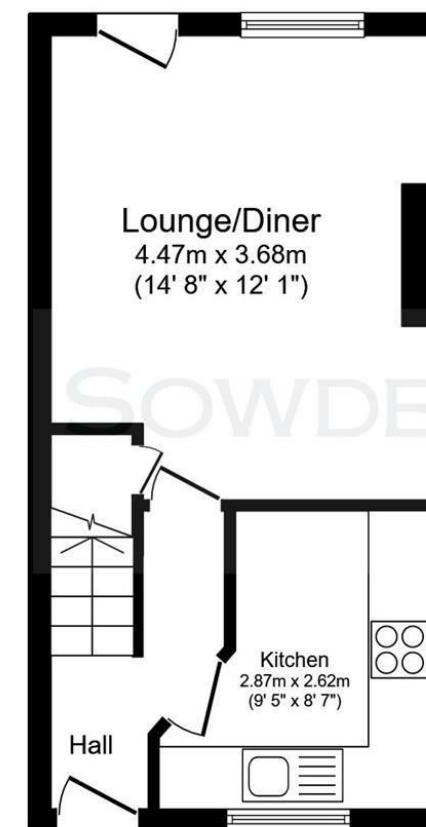
Bedroom Two

2.67m max, 1.83m min x 2.01m (8'9" max, 6' min x 6'7")

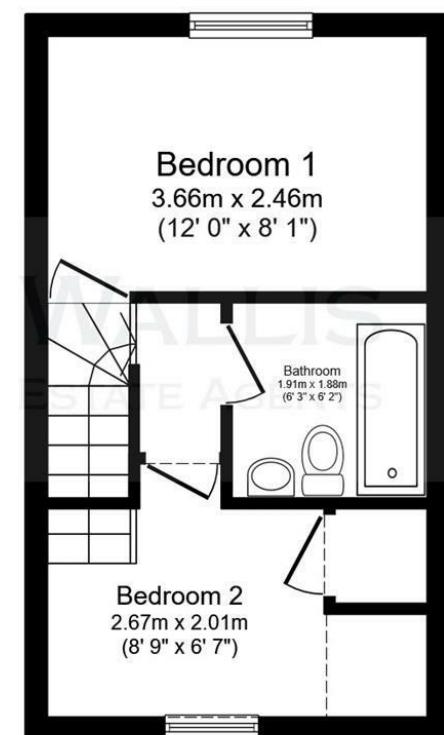
Bathroom

1.91m x 1.88m (6'3" x 6'2")

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