

## 5 New Street, Stamford, PE9 1ES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	68	77
(55-68) D		
(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.

SOLD STC PRIOR TO MARKETING - SIMILAR PROPERTIES URGENTLY REQUIRED FOR WAITING BUYERS

This well-presented two-bedroom period terraced home is ideally located within the town centre, offering characterful accommodation and excellent convenience for local amenities and leisure facilities. The property is also close to the recreation ground, making it an attractive option for a range of buyers.

The accommodation includes two reception rooms, providing flexible living and dining space, along with a fitted kitchen. The property benefits from both a bathroom and a separate shower room, adding practicality for modern living.

To the first floor are two bedrooms, both well proportioned and presented in good order.

Externally, the home enjoys a courtyard-style rear garden with rear access, offering a low-maintenance outdoor space ideal for relaxing or entertaining.

Additional benefits include gas-fired central heating and the home being well presented throughout.

A charming period property in a highly convenient town centre location, offering a blend of character and practicality. Early viewing is recommended.

**Asking Price £275,000 Freehold**

- Town Centre Location
- Period Cottage
- Gas Fired Central Heating
- Bath & Shower Rooms
- Council Tax Band - B
- Two Bedrooms
- Two Reception Rooms
- Tucked Away Location
- Courtyard Garden With Access to Rear
- EPC -



## ACCOMMODATION:

**Entrance Porch**  
1.32m x 0.91m (4'4 x 3')

**Sitting Room**  
3.86m x 2.92m (12'8 x 9'7)

**Dining Room**  
3.86m x 2.95m (12'8 x 9'8)

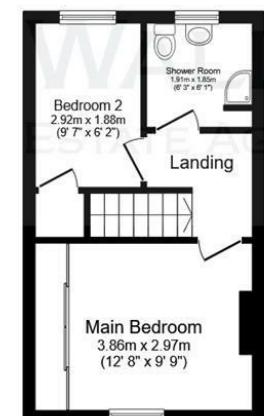
**Kitchen**  
4.22m x 1.70m (13'10 x 5'7)

**Downstairs Bathroom**  
1.93m x 1.63m (6'4 x 5'4)

**Landing**

**Main Bedroom**  
3.86m x 2.97m (12'8 x 9'9)

## 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)