

## 5 Brazenose Lane, Stamford, PE9 2HB

Situated very close to Stamford town centre, this very well presented two bedroom period terrace home has been renovated throughout to a good standard and is offered to the market with NO CHAIN.

The accommodation features a bright and stylish open plan living space on the ground floor, creating a comfortable and sociable layout, along with a modern shower room. To the first floor are two bedrooms, including a generous principal bedroom fitted with built-in wardrobes.

The property further benefits from uPVC double glazing and gas fired central heating.

To the rear is a particularly useful renovated utility room/outbuilding, complete with power and lighting, offering excellent additional storage or workspace potential.

A superb opportunity to acquire a character home in a highly convenient location, ideal for first-time buyers, investors or those looking to be within easy reach of the town's amenities. Viewing is highly recommended.

**Asking Price £230,000 Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(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	

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.

- Town centre location
- Renovated throughout
- Open plan ground floor
- NO CHAIN
- EPC - C

- Two bedrooms
- Gas fired central heating boiler
- Outside utility/store
- Council Tax Band - A



**ACCOMMODATION:**

**Sitting Room**  
3.35m x 3.30m (11' x 10'10)

**Kitchen**  
3.35m x 2.62m (11' x 8'7)

**Shower Room**  
1.73m x 1.27m (5'8 x 4'2)

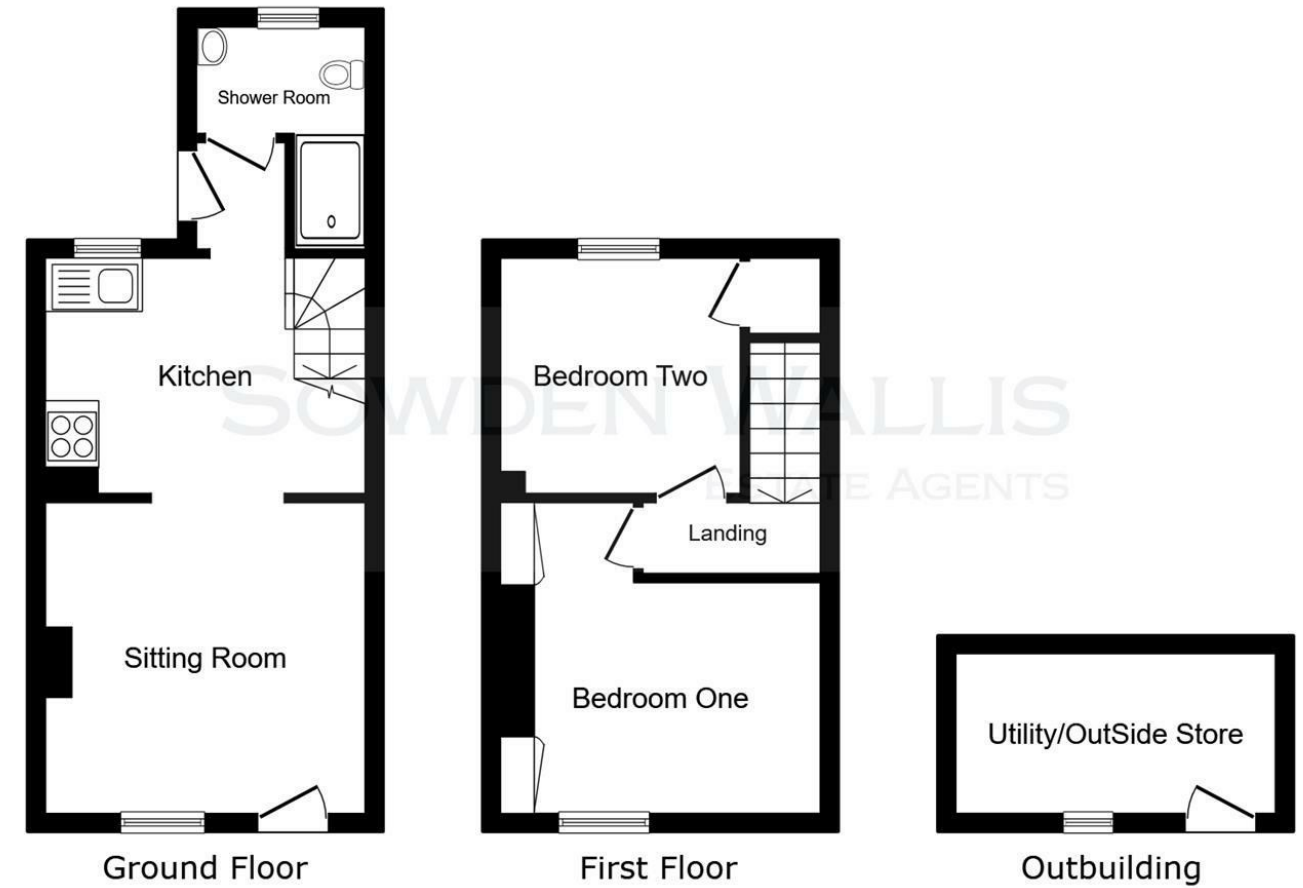
**Landing**

**Bedroom One**  
3.35m in fitted wardrobes x 2.44m min (11' in fitted wardrobes x 8' min)

**Bedroom Two**  
2.69m x 2.41m (8'10 x 7'11)

**Outside Utility/Store**

**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