

17 Arran Road, Stamford, PE9 2XP

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
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	
EU Directive 2002/91/EC	

This three-bedroom semi-detached house is available to let in Stamford. Neutrally decorated throughout, it offers a practical layout with two reception rooms, providing flexible living and dining space, and a family bathroom serving the bedrooms. The bathroom and kitchen have both been updated to create a modern home, alongside new windows throughout increasing the energy efficiency.

The property is located within Stamford, a historic market town known for its traditional stone buildings, independent shops and a range of amenities. Residents can access supermarkets, cafés, pubs and services in and around the town centre, along with green spaces such as the meadows by the River Welland and several local parks and playing fields.

Stamford has several schools catering for different age groups, along with nurseries and further education options in the wider area. The town also benefits from a selection of leisure facilities, including sports clubs and community venues.

£1,150 PCM

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.

- Modern kitchen and bathroom
- Popular location near schools and A1
- Living room and conservatory
- EPC: D Council Tax: B

- Fully enclosed rear garden
- Three bedrooms
- Driveway and garage
- Deposit: £1326 Holding Deposit: £265



ACCOMMODATION:

Kitchen
2.49 x 4.52 (8'2" x 14'9")

Living Room
3.45 x 4.52 (11'3" x 14'9")

Conservatory
3.48 x 2.34 (11'5" x 7'8")

Stairs to first floor landing

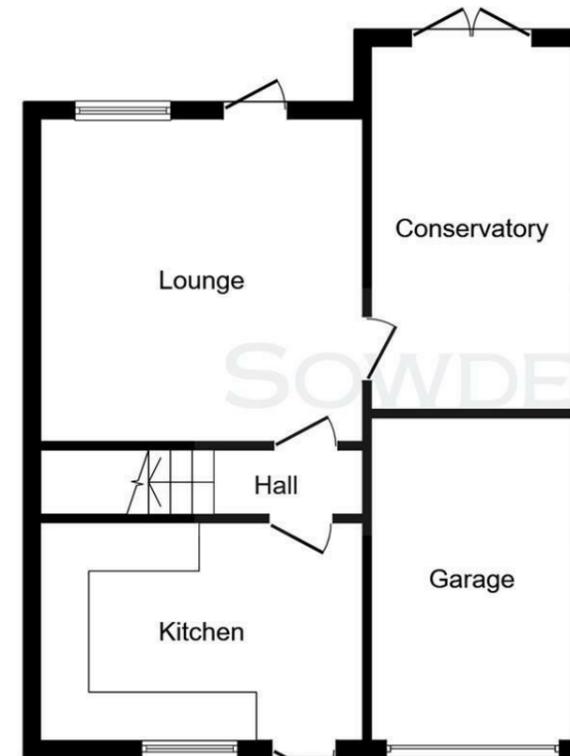
Principle Bedroom
3.02 x 2.44 (9'10" x 8'0")

Bedroom
2.62 x 2.44 (8'7" x 8'0")

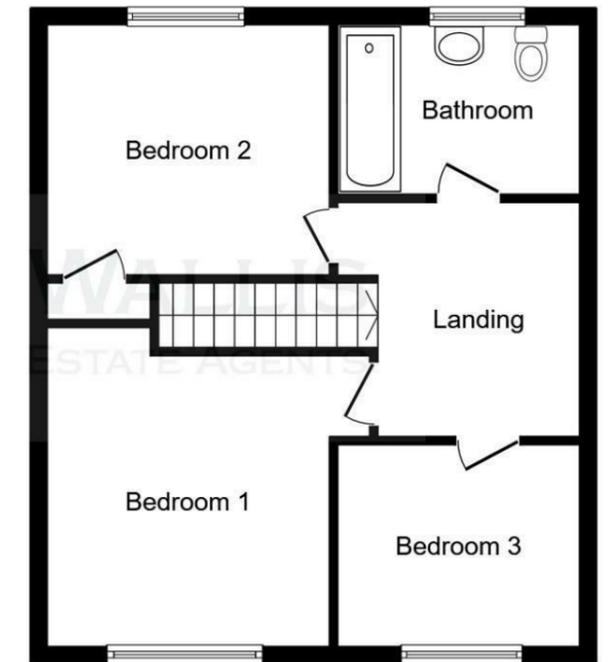
Bedroom
2.11 x 2.01 (6'11" x 6'7")

Bathroom

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