

76 Conduit Road, Stamford, Lincolnshire, PE9 1QL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			77
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This Victorian town house is located within walking distance of the town centre and is presented to a good standard throughout. The property has two reception rooms and two double bedrooms, along with wooden flooring, bay window and cast iron fire place.

Please note this will be a short 6 to 12 month let so would be perfect for someone recently sold a property who is looking to purchase again in the near future.

The accommodation comprises entrance hall, sitting room, and dining room leading through to a kitchen with built in oven, hob, and dishwasher, utility room with space for fridge freezer and washing machine, and downstairs cloakroom. Upstairs there are two double bedrooms and a bathroom with a shower over the bath.

To the rear is a superb west facing low maintenance garden which catches the sun for most of the day, and features a sizable summer house.

Parking is on road and permits can be ordered through Lincolnshire council.

EPC Rating D. Council Tax Band B.
£925 Per calendar month

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.

- Victorian town house
- Walking distance to the town centre
- Two double bedrooms
- Available early June
- Council Tax Band - B

- short term 6 month let
- Two reception rooms
- West facing garden
- Gas fired central heating
- EPC rating - D



ACCOMMODATION:

Entrance Hall

Sitting Room

3.81m into bay x 2.84m (12'6 into bay x 9'4)

Dining Room

3.71m x 3.53m min, 4.52m max (12'2 x 11'7 min, 14'10 max)

Kitchen

2.84m x 1.93m (9'4 x 6'4)

Utility Room

Cloakroom

Landing

Master Bedroom

3.81m x 3.02m (12'6 x 9'11)

Bedroom Two

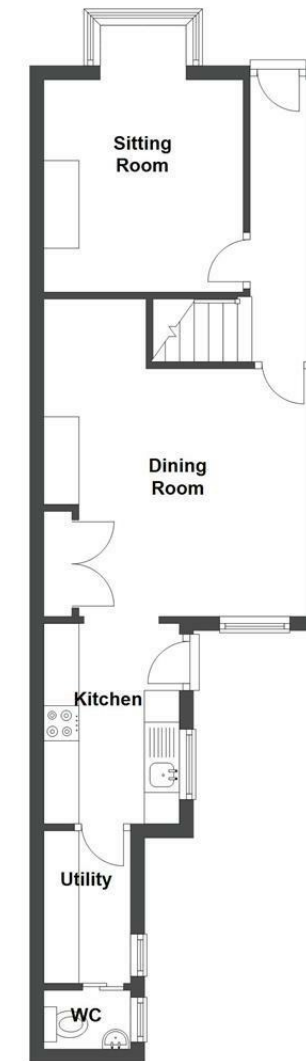
3.56m x 2.79m (11'8 x 9'2)

Bathroom

2.84m x 1.96m (9'4 x 6'5)

FLOOR PLAN:

Ground Floor



First Floor

