



### 34 Christ Church Close, Stamford, PE9 1HS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	78	85
(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.

This recently redecorated 3-bedroom end of terrace house is available to let in the popular market town of Stamford. Offering two reception rooms, it provides a practical layout for everyday living, with two bathrooms and 2 additional cloakrooms serving the household.

On the ground floor is a cloakroom, access to the single garage, utility room and a versatile living space that could be used as an office or an additional bedroom. To the first floor is the modern kitchen, living area with feature glass wall and a further W/C. To the top floor are three bedrooms, family bathroom and ensuite to the main bedroom. Externally is a fully enclosed, low maintenance garden and a driveway with parking to the front.

All within comfortable walking distance, Stamford is well known for its historic stone buildings, independent shops and range of cafés, pubs and restaurants clustered around the town centre and High Street. Residents can enjoy nearby green spaces such as Stamford Meadows along the River Welland, ideal for walking and relaxing outdoors.

Overall, this 3-bedroom end of terrace house to let offers a practical base to enjoy Stamford's amenities, schools and transport links.

**£1,500 PCM**

- Fully redecorated throughout
- Integral garage and parking
- Close proximity to town centre
- EPC: C Council Tax: D
- Three/four bedrooms
- Two bathrooms and W/C
- Available immediately
- Holding deposit: £346 Deposit: £1730



## ACCOMMODATION:

Entrance Hallway

W/C

**Bedroom Four/Study**  
3.04m x 2.80m (9'11" x 9'2")

Utility Room

First Floor Landing

**Kitchen**  
4.26m x 2.80m (13'11" x 9'2")

**Lounge**  
4.75m max x 4.35m (15'7" max x 14'3")

W/C

Second Floor Landing

**Bedroom One**  
4.10m x 2.79m (13'5" x 9'1")

Ensuite

**Bedroom Two**  
3.61m x 2.80m (11'10" x 9'2" )

**Bedroom Three**  
2.65m x 1.90m (8'8" x 6'2")

Bathroom

## 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)