

## 68 Northumberland Avenue, Stamford, PE9 1EA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>92</b>	<b>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Situated within a quiet cul-de-sac location and offering easy access to the town centre and local amenities, this well-presented three-bedroom semi-detached home provides comfortable and energy-efficient accommodation, making it ideal for families.

The accommodation is well arranged and comprises a welcoming entrance area, a spacious sitting room, and a generous breakfast kitchen offering ample storage, workspace, and room for dining, creating a practical and sociable hub of the home.

To the first floor, there are three well-proportioned bedrooms served by a family bathroom.

A particular feature of the property is its excellent energy efficiency, benefiting from gas-fired central heating and solar panels, resulting in an impressive EPC rating of A, helping to reduce running costs and environmental impact.

Externally, the property enjoys a substantial rear garden with a large patio area ideal for outdoor dining and entertaining, alongside an extensive lawn providing plenty of space for families and recreation.

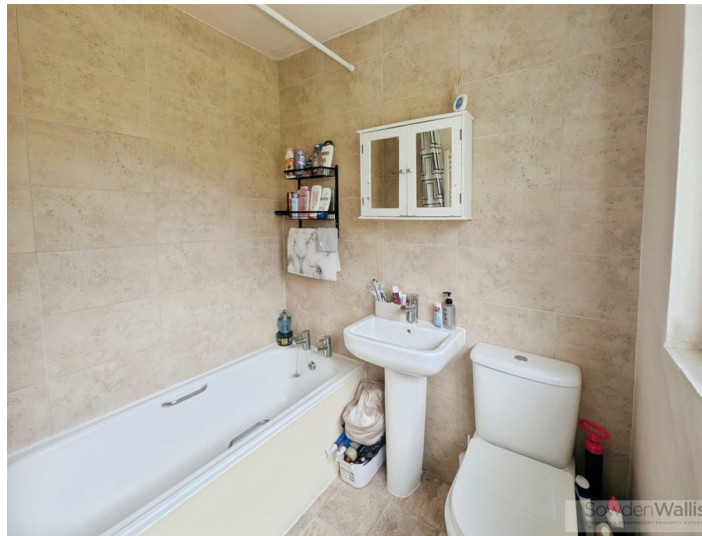
This attractive home presents an excellent opportunity for those seeking a conveniently located property with strong energy credentials, ample on street parking and generous outdoor space.

**£1,100 Per 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.

- Three Bedrooms
- Kitchen Breakfast Room
- Cul-de-sac Location
- Generous Patio and Lawn Garden
- Holding Deposit: £253 Deposit: £1,269

- Semi Detached Family Home
- Gas Fired Central Heating
- Solar Panels
- EPC - A Council Tax - B



**ACCOMMODATION:**

**Entrance Hall**  
1.75m x 1.30m (5'9 x 4'3)

**Sitting Room**  
5.46m x 3.33m (17'11 x 10'11)

**Kitchen/ Breakfast Room**  
2.21m x 3.48m x 2.21m (7'3 x 11'5 x 7'3)

**Downstairs W/C**  
1.52m x 0.74m (5 x 2'5)

**Landing**

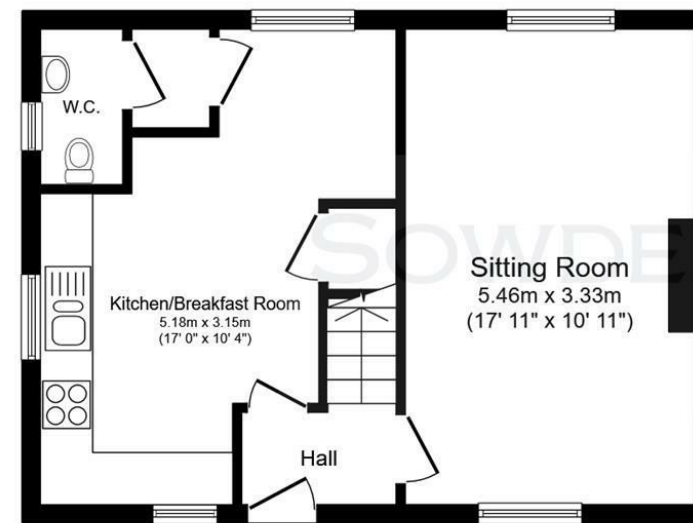
**Main Bedroom**  
3.20m x 3.18m (10'6 x 10'5)

**Bedroom Two**  
3.05m x 3.20m (10 x 10'6)

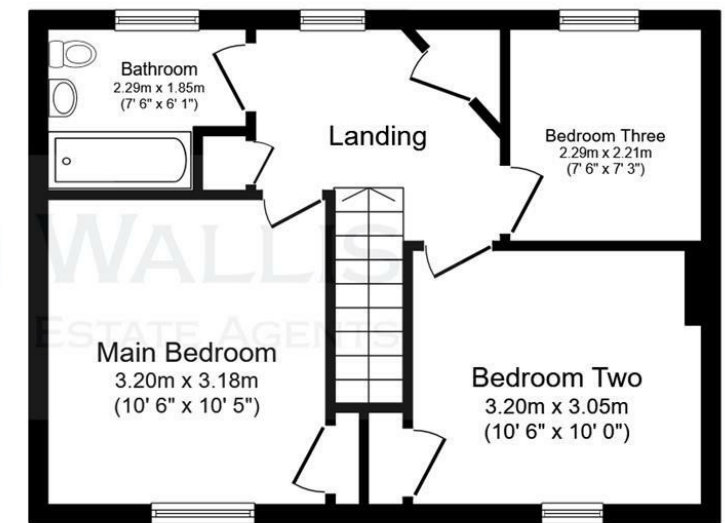
**Bedroom Three**  
2.29m x 2.21m (7'6 x 7'3)

**Bathroom**  
2.29m x 1.85m (7'6 x 6'1)

**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