

3 Eight Acres, Stamford, PE9 2PX

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88
(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	
England & Wales EU Directive 2002/91/EC	

Positioned down a quiet pedestrian lane, within close proximity to schools and amenities, is this two bedroom end of terrace home. Having been refurbished in 2020, the property benefits from a modern fitted kitchen, however still offers plenty of potential to further improve to make the space feel like your home.

The accommodation comprises; entrance hallway, lounge, refitted kitchen, under stairs utility space, study/breakfast room, two good sized bedrooms and a three piece bathroom.

To the rear, there is a nice sized garden mainly laid to lawn, as well as a front garden with gated access from Eight Acres footpath. On street parking can be found on either Foundry Road, or Rock Road, Stamford.

The property is within a short walk to Stamford's high street, as well as being just off of Empingham Road allowing convenient access to the A1.

NO UPWARD CHAIN
£200,000 Freehold

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.

- Close proximity to town centre
- Front and rear gardens
- Versatile additional reception room
- NO CHAIN

- Access via a quiet lane
- Modern fitted kitchen
- Stones throw from schools/amenities
- EPC: D Council Tax: B



ACCOMMODATION:

Entrance Hallway

Lounge

4.53m x 3.24m (14'10" x 10'7")

Kitchen

4.24m x 2.05m (13'10" x 6'8")

Study

2.40m x 1.56m (7'10" x 5'1")

Bedroom One

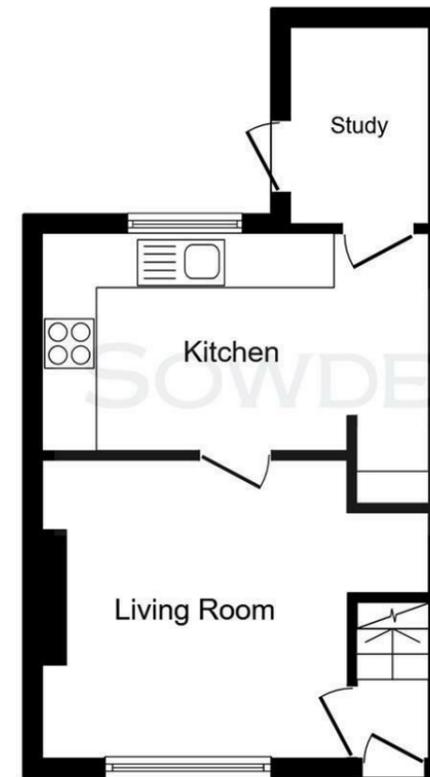
3.75m x 3.30m (12'3" x 10'9")

Bedroom Two

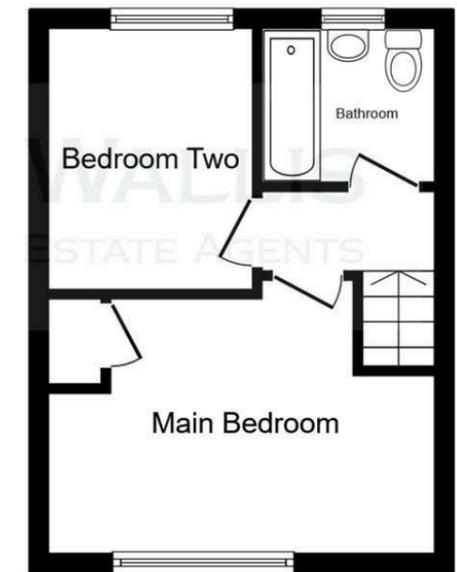
2.79m x 2.27m (9'1" x 7'5")

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