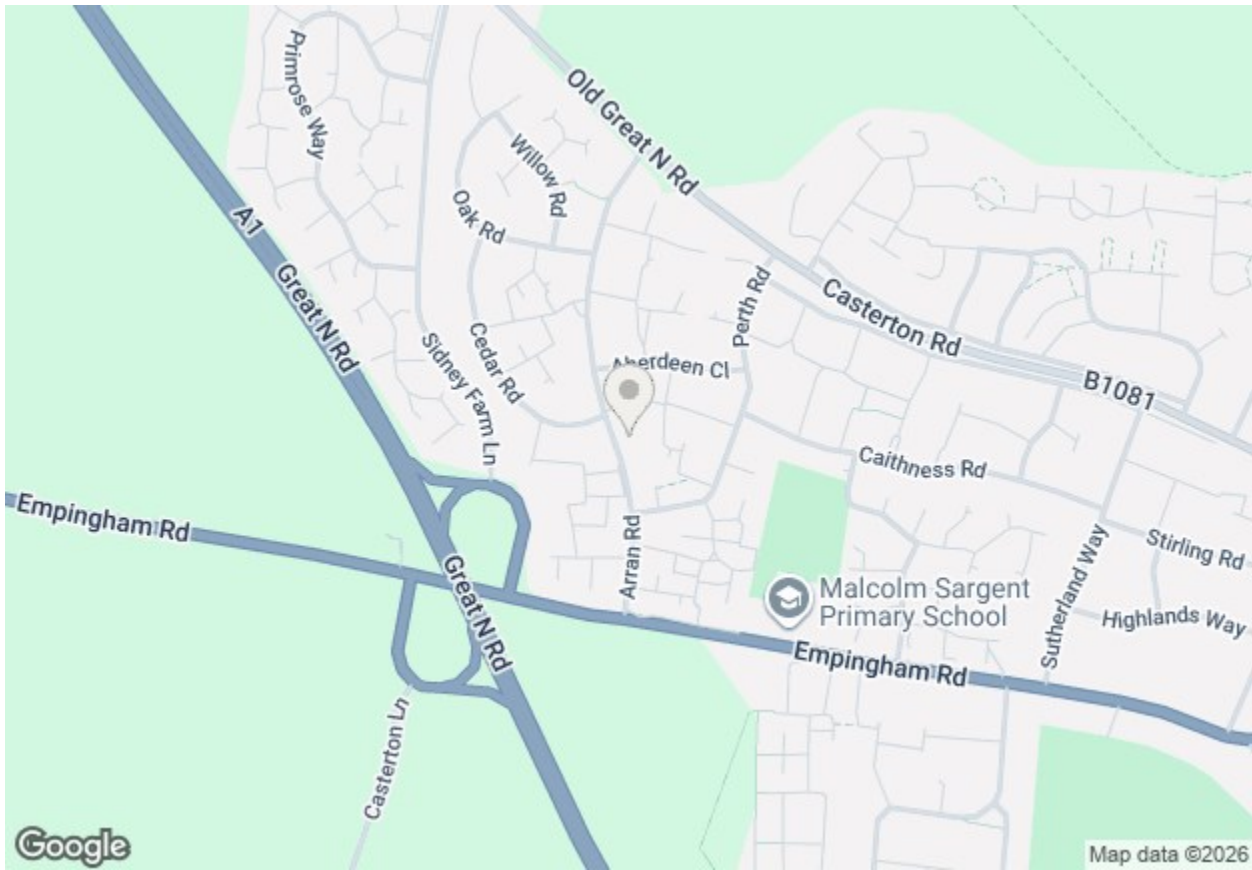




50 Arran Road, Stamford, PE9 2XS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		

Set within walking distance of the Malcolm Sargent Primary School, this well presented three bedroom semi-detached family home comes with an open plan kitchen diner that over looks the rear garden. There are two generous double bedrooms with a single third bedroom and a stylish family bathroom.

The accommodation comprises: - Entrance hall, sitting room, kitchen diner, landing, three bedrooms and a family bathroom.

To the front of the property is block paved drive way that provides ample off street parking that leads to the good sized single garage, whilst the rear garden has been made low maintenance with a large patio area.

£1,300 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.

- Semi-detached family home
 - Well presented
 - Walking distance to the Malcolm Sargent Primary School
 - Ample off street parking
 - Council Tax Band - C EPC - C
- Three bedrooms
 - Kitchen diner
 - Gas fired central heating
 - Block paved low maintenance rear garden
 - Holding deposit - £300 Deposit - £1500



ACCOMMODATION:

Entrance Hall

Sitting Room

4.37m max, 3.76m min x 3.89m (14'4 max, 12'4 min x 12'9)

Kitchen Diner

5.38m x 3.20m (17'8 x 10'6)

Landing

Main Bedroom

3.89m x 3.15m (12'9 x 10'4)

Bedroom Two

3.20m x 3.15m (10'6 x 10'4)

Bedroom Three

2.67m x 2.13m (8'9 x 7')

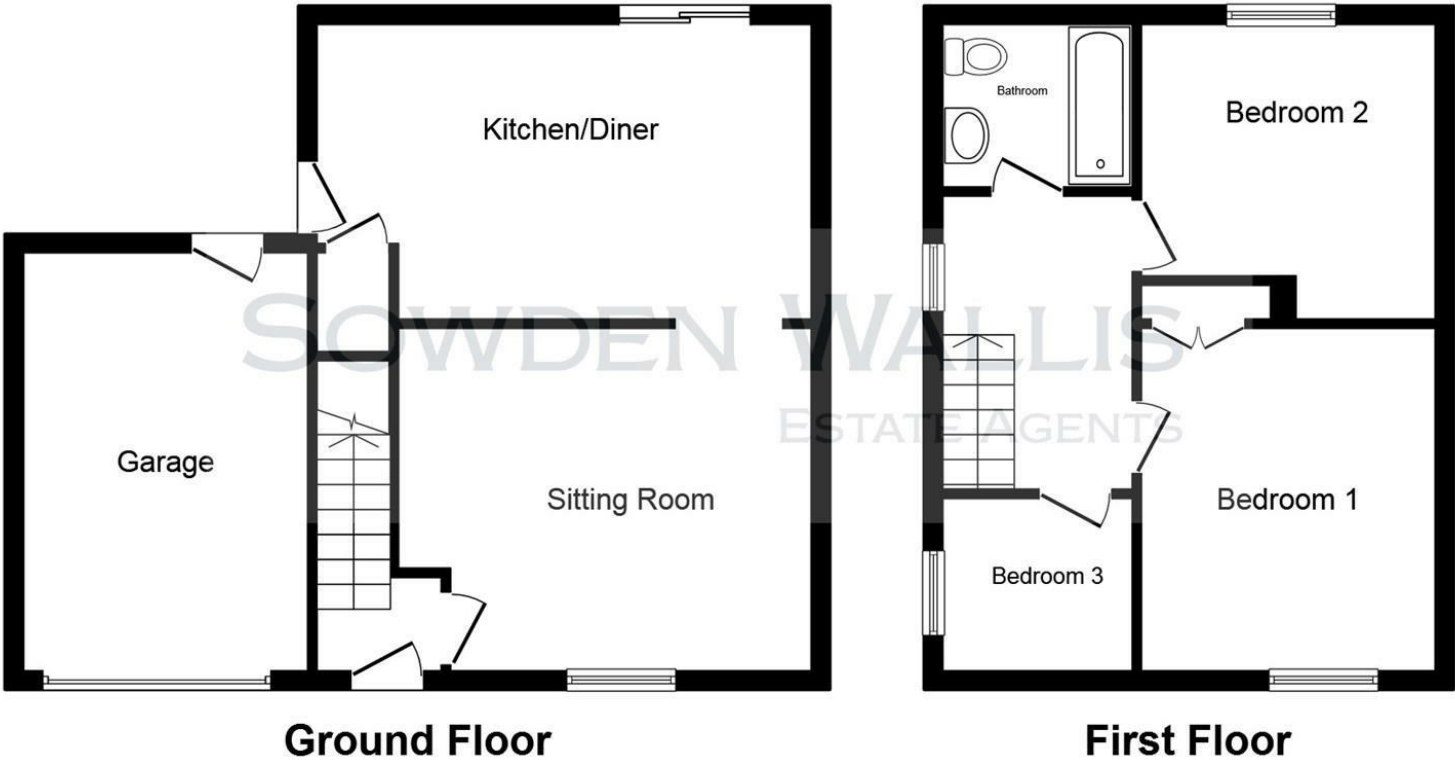
Bathroom

2.08m x 1.68m (6'10 x 5'6)

Garage

5.38m x 3.00m (17'8 x 9'10)

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.