

7 Ermine Close, Stamford, Lincolnshire, PE9 2XW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		80
(69-80) C	65	
(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		
(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	

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.

Set in a cul-de-sac location that provides easy access to the town centre, this two bedroom semi-detached dormer comes with a generous open plan lounge diner and a bedroom on each floor. The plot is generous and provides off street parking and a single garage.

The accommodation comprises: - Entrance hall, lounge diner, kitchen, Two bedrooms, bathroom and a large airing cupboard.

To the rear is a patio and mature lawn garden with flower borders. A local bus stop is just around the corner, whilst access to the A1 and train station is also straightforward.

NO CHAIN

Guide Price £400,000 Freehold

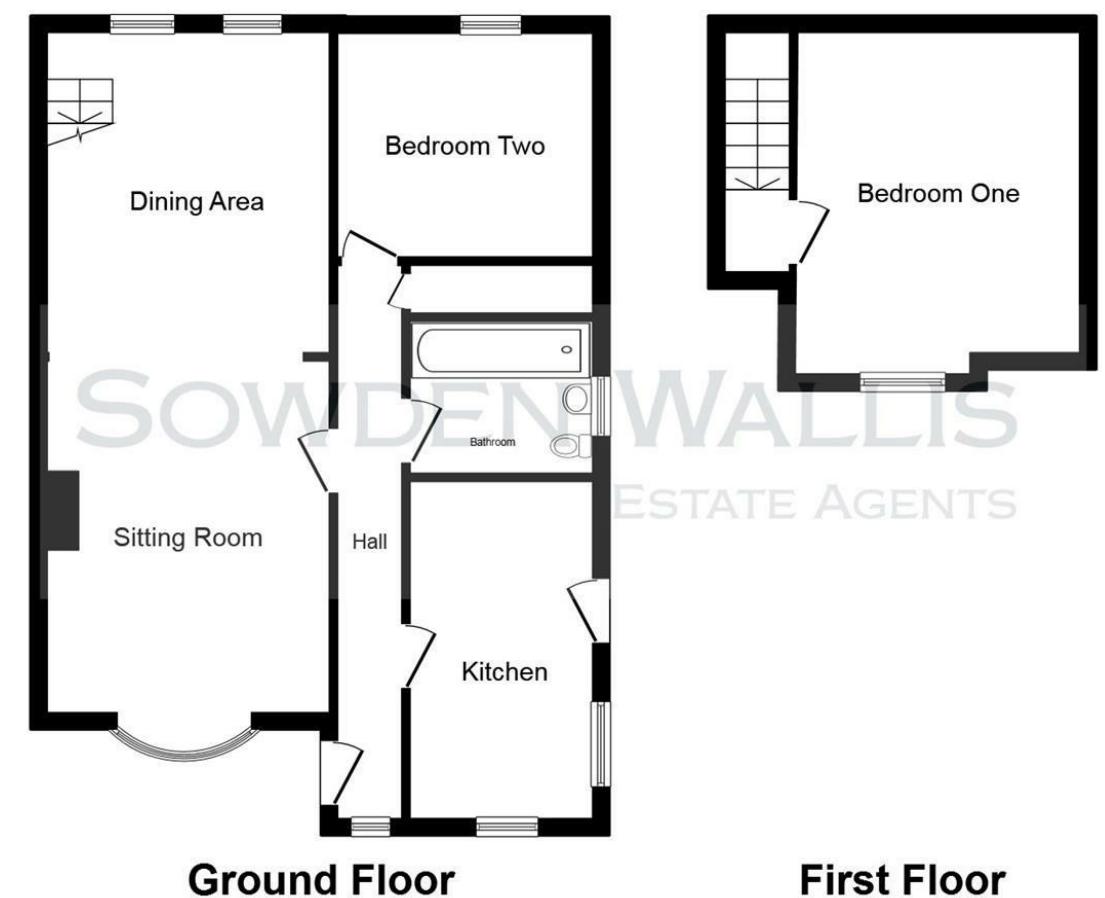
- Dormer bungalow
- Two bedrooms
- Gas fired central heating
- Well kept lawn & patio garden
- Council Tax Band -
- Cul-de-sac location
- Lounge diner
- Easy access to the town centre and local bus routes
- Off street parking & a single garage



ACCOMMODATION:

Entrance Hall	5.51m max x 3.51m (18'1 max x 11'6)
Lounge	4.55m x 3.48m (14'11 x 11'5)
Dining Area	3.84m x 2.13m (12'7 x 7')
Kitchen	4.11m x 2.24m (13'6 x 7'4)
Bedroom Two	3.30m x 2.82m (10'10 x 9'3)
Bathroom	1.80m x 2.24m (5'11 x 7'4)
Landing	
Main Bedroom	

FLOOR PLAN:



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