



7 Collins Avenue, Stamford, PE9 1FH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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		
(81-91) B	83	83
(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		

A well presented modern town house set in a popular location just a short walk from the town centre.

The accommodation comprises of entrance hall, ground floor wc, modern kitchen with built in cooker and hob, space for washing machine and fridge freezer, sitting room with patio doors onto the garden. To the first floor are two double bedrooms and a family bathroom, and to the second floor is a large principal bedroom with built in wardrobe and ensuite shower room.

The front of the property overlooks a large green space which makes for a very pleasant outlook. Tto the rear is a garden mainly laid to patio for ease of maintenance. The property benefits from a single garage and driveway parking at the rear.

£1,100 Per Calendar 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.

- Modern Town House
- Overlooking green space
- Kitchen with cooker
- Council tax band: C EPC: C
- Holding deposit: £253

- Bathroom and Ensuite
- Good sized sitting room
- Three double bedrooms
- Deposit: £1269

ACCOMMODATION:

- Entrance Hall
- Kitchen
- Sitting Room
- Bedroom 2
- Bedroom 3
- Bathroom
- Bedroom 1
- Ensuite

FLOOR PLAN:

