

2 Worcester Crescent, Stamford, PE9 1LF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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 within walking distance of the town centre and overlooking a green to the front, this two bedroom home has been greatly improved by the current owners and comes with a spacious sitting room and a four piece bathroom suite. The property has a modern gas fired central heating boiler and a generous main bedroom.

The accommodation comprises: - Entrance hall, sitting room with feature fire place, kitchen, conservatory, landing, two double bedrooms and a spacious bathroom.

To the exterior is a driveway that provides off street parking for two vehicles and a good sized patio and lawn garden, whilst to the front is a green that the property overlooks.

**Asking Price £225,000 Freehold**

- Walking distance to the town centre
- Over looking a green to the front
- Spacious lounge
- Four piece bathroom with bath and separate shower
- Lawn & patio garden
- Well presented two bedroom home
- Off street parking for two vehicles
- Generous Main Bedroom
- Gas fired central heating
- Council Tax Band - A, EPC -



## ACCOMMODATION:

**Entrance Hall**

2.54m x 2.26m (8'4 x 7'5)

**Sitting Room**

4.27m x 3.63m (14' x 11'11)

**Kitchen**

5.49m x 1.80m (18' x 5'11)

**Conservatory**

3.35m x 2.29m (11' x 7'6)

**Landing**

**Main Bedroom**

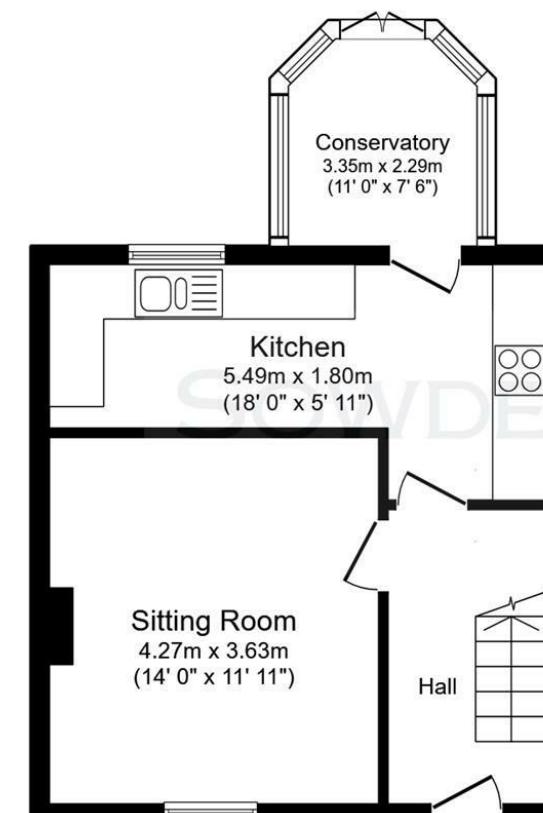
4.62m x 2.79m (15'2 x 9'2)

**Bedroom Two**

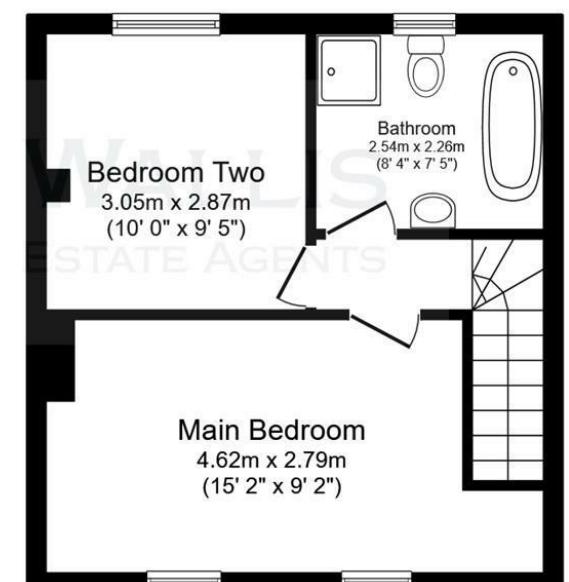
3.05m x 2.82m (10' x 9'3)

**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](http://www.Propertybox.io)