

## 23 Newham Road, Stamford, PE9 1BZ

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			
		79	83
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

Positioned within a quiet cul-de-sac, this well-presented semi-detached two bedroom bungalow offers comfortable, low-maintenance living and is offered with NO CHAIN.

The accommodation includes a generous sitting room, providing a bright and welcoming living space, along with an immaculately presented breakfast kitchen fitted to a high standard. A modern shower room serves the property, while a conservatory to the rear offers additional living space with views over the garden.

Externally, the property has been enhanced with a recently block paved driveway, providing convenient off-street parking. The rear garden has also been recently landscaped, featuring a raised patio area alongside a lawn, creating an attractive and usable outdoor space.

Further benefits include uPVC double glazing and gas-fired central heating, ensuring comfort and efficiency throughout.

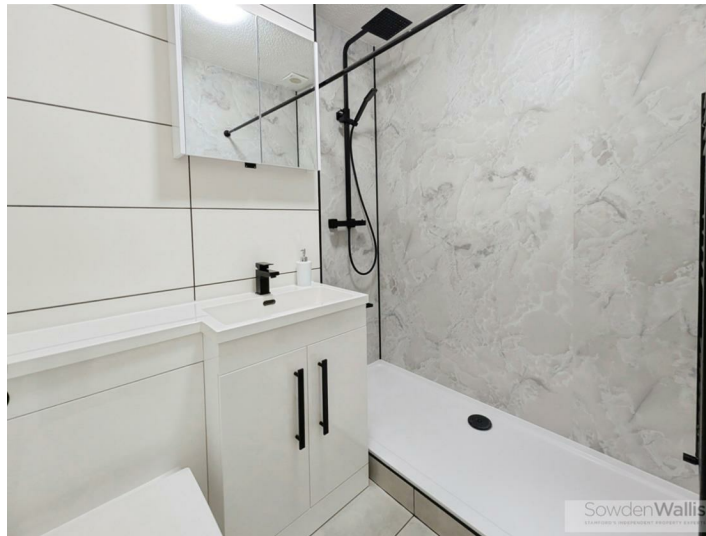
A neatly presented bungalow in a desirable location, ideal for a range of buyers seeking single-storey living.

**Asking Price £275,000 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.

- Semi-detached bungalow
- Generous sitting room
- Modern style shower room
- Conservatory
- Council Tax Band - B, EPC - C, NO CHAIN

- Presented to a high standard
- Breakfast kitchen
- Gas fired central heating
- Block paved driveway & newly landscaped garden
- Agents Note: - Planning permission on the field to the rear



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**  
4.80m x 3.38m (15'9" x 11'1")

**Breakfast Kitchen**  
4.80m x 2.46m (15'9" x 8'1")

**Main Bedroom**  
3.71m x 3.25m (12'2" x 10'8")

**Bedroom Two/Study**  
2.67m x 2.62m (8'9" x 8'7")

**Shower Room**  
1.88m x 1.40m (6'2" x 4'7")

**Conservatory**  
3.25m x 2.72m (10'8" x 8'11")

**FLOOR PLAN:**



**Floor Plan**

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)