

12 Banks Crescent, Stamford, PE9 1FJ

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		
	78	78
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		

This neutrally decorated two-bedroom maisonette is available to let in Stamford. The property offers an open plan living area with kitchen, providing practical living and dining space. Bedroom one features built-in wardrobes for added storage convenience, as well as extra storage in the hallway. The second bedroom is ideal for a home office.

Externally, there is an allocated parking space as well as ample on street parking, in addition to a good size storage cupboard, ideal for bikes.

For daily needs, Stamford's supermarket and high street shops are easily accessible. With public green spaces, train connections, and a range of local amenities, this maisonette provides practical living in a sought-after market town setting. Enquiries are welcome for viewings.

£875 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.



- Two bedroom coach house
  - Modern kitchen and bathroom
  - External storage cupboard
  - EPC: C Council Tax: A
- Neutrally decorated throughout
  - Popular housing estate
  - Easy access to main road links
  - Deposit: £1009 Holding Deposit: £201



**ACCOMMODATION:**

**Entrance hallway and landing**

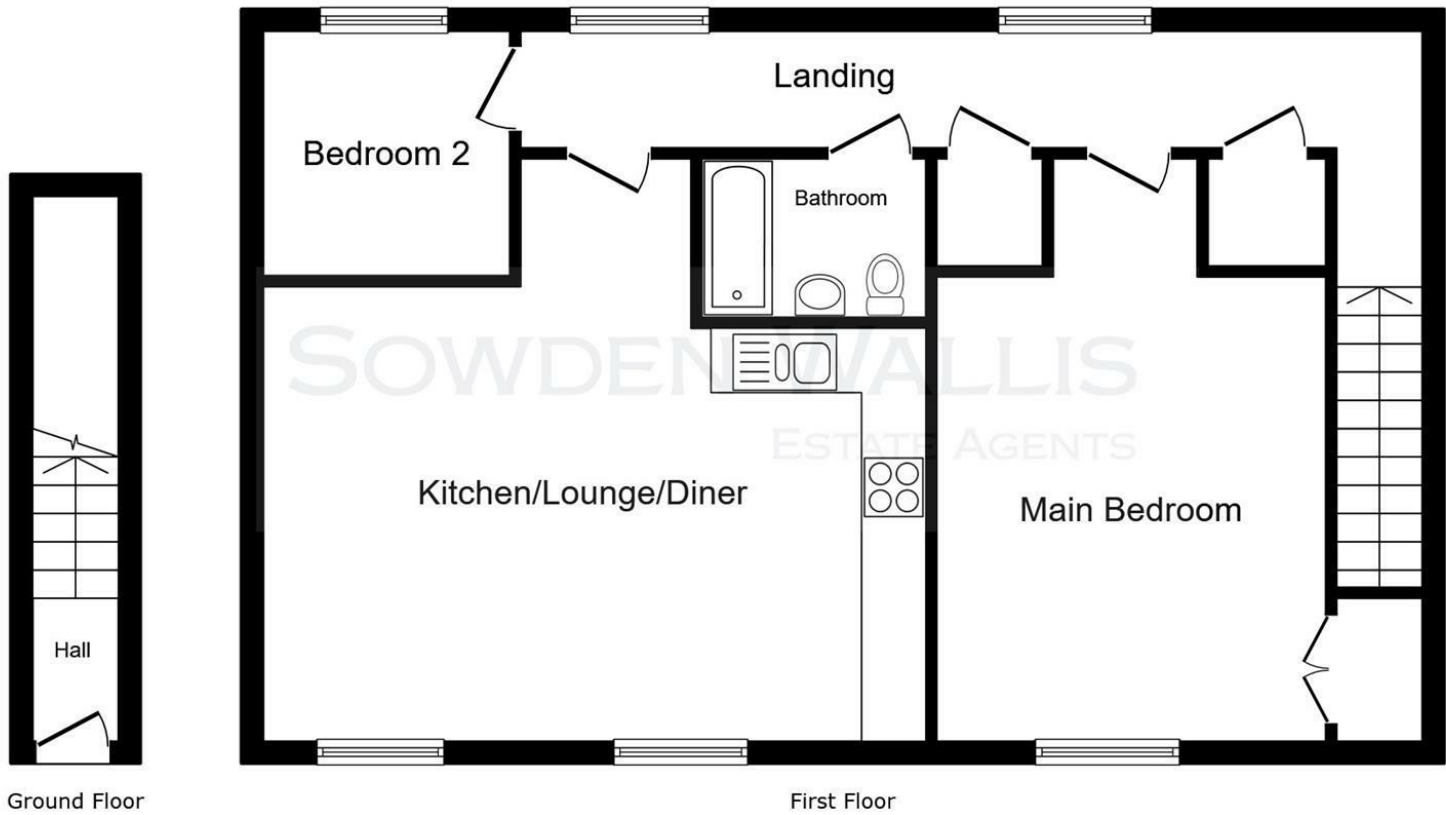
**Bedroom One**  
4.31m x 3.60m (14'1" x 11'9" )

**Bedroom Two**  
2.20m x 2.31m (7'2" x 7'6")

**Open plan kitchen lounge**  
4.32m x 6.18m (max) (14'2" x 20'3" (max))

**Bathroom**

**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)