

17 Rock Road, Stamford, PE9 2PT

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
66	
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	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
63	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Set in a tucked away position close to the town centre, this two bedroom stone town house has accommodation set over three floors and provides easy access to Waitrose supermarket. The Main bedroom is a good sized double and there is a modern style kitchen.

Accommodation comprises: - Entrance vestibule, open plan dining sitting room, kitchen, rear entrance hall, bathroom, landing and two bedrooms.

To the exterior is a courtyard garden.

NO CHAIN

Asking Price £265,000 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.

- Walking distance to the town centre & Waitrose
- Open plan lounge diner
- Modern style kitchen
- Courtyard garden with views over Stamford
- Council Tax Band - B, EPC - D

- Modernised town house
- Two bedrooms
- Accommodation set over three floors
- Gas fired central heating
- NO CHAIN



ACCOMMODATION:

Entrance Vestibule 2.95m x 2.92m (9'8 x 9'7)

Sitting Room Area
3.84m x 2.97m (12'7 x 9'9)

Dining Area
3.84m x 2.95m (12'7 x 9'8)

Kitchen
3.63m x 2.84m (11'11 x 9'4)

Shower Room

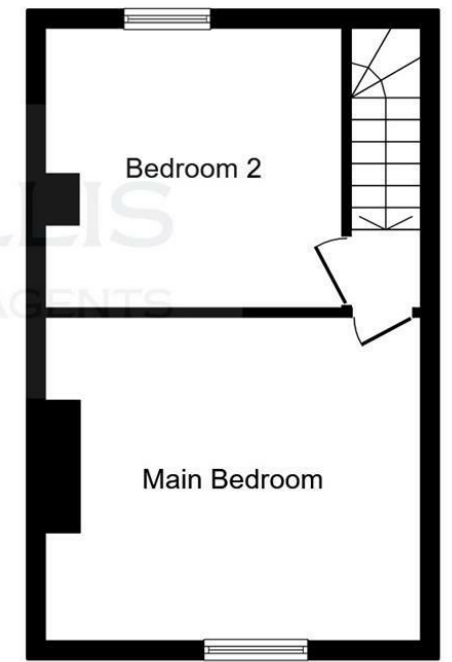
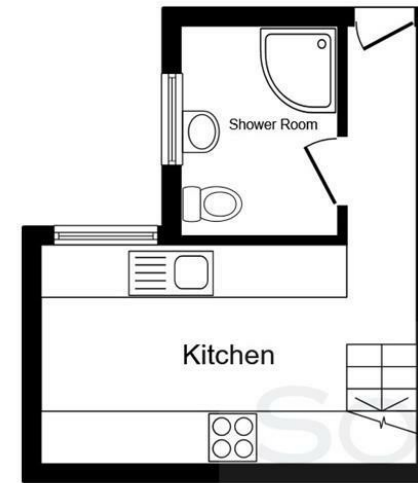
Rear Entrance Hall

Landing

Main Bedroom
3.84m x 2.92m (12'7 x 9'7)

Bedroom Two

FLOOR PLAN:



Lower Ground Floor

Ground Floor

First Floor

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