

1 St Johns Terrace, Radcliffe Road, Stamford, Lincolnshire, PE9 1AT

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			
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			
(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	

This well extended, well presented end-of-terrace home is set in a tucked away location within walking distance of the town centre and open southerly views over Stamford to the rear. The property comes with two double bedrooms, a generous lounge diner and stylish breakfast kitchen.

The accommodation comprises: - Entrance hall, lounge diner, study area, breakfast kitchen, utility room, cloakroom, landing, two double bedrooms and a bathroom.

There is gas fired central heating, replacement double glazed windows and an lantern style roof light.

To the rear is a low maintenance patio garden that also comes with a parking space.

Offers In Excess Of £325,000 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
- Two double bedrooms
- Breakfast kitchen with lantern style roof light
- Southerly views over Stamford
- Tucked away location
- Extended end-of-terrace
- Generous lounge diner
- Gas fired central heating, downstairs w/c
- Off street parking
- Council Tax Band - B, EPC -



ACCOMMODATION:

Entrance Hall

Lounge Diner
6.65m x 3.66m (21'10 x 12')

Breakfast Kitchen
4.50m max, 1.83m min x 3.07m max, 2.08m min
(14'9 max, 6' min x 10'1 max, 6'10 min)

Utility Room
1.83m x 1.22m (6' x 4')

Cloakroom
1.83m x 0.91m (6' x 3')

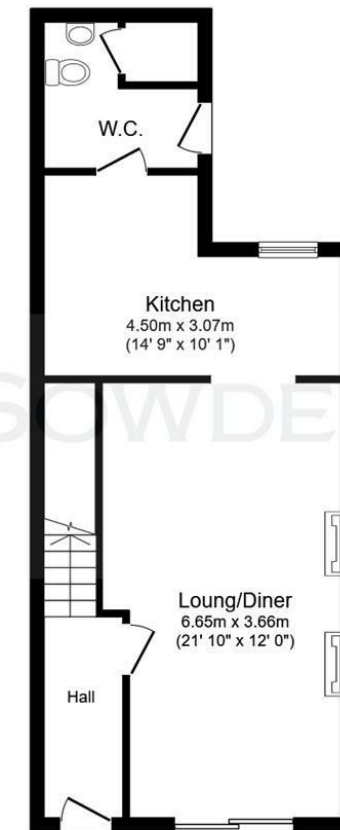
Landing

Main Bedroom
4.29m x 3.02m (14'1 x 9'11)

Bedroom Two
3.45m x 2.87m (11'4 x 9'5)

Bathroom
3.07m x 2.11m (10'1 x 6'11)

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