

2 Forest Gardens, Stamford, PE9 2FL

Set on a generous plot in a cul-de-sac location, this four bedroom detached family home offers versatile family accommodation and gives easy access to local schooling. The property does require modernisation and offers plenty of potential subject to planning.

The accommodation comprises: - Entrance vestibule, hallway, cloakroom, sitting room, dining room, breakfast kitchen, utility room, landing, Main bedroom with en-suite, three further double bedrooms and a family bathroom.

There is gas fired central heating as well as a double garage, with one half having been converted to a home office. To the front of the property is ample off street parking, whilst to the rear is a large patio & lawn garden.

NO CHAIN

Guide Price £550,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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	

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.

- Four bedroom detached family home
- Modernisation required
- Main bedroom with en-suite
- Cul-de-sac location
- Good sized rear lawn garden

- Set on a generous plot
- Two reception rooms and a breakfast kitchen
- Gas fired central heating
- Ample off street parking & a double garage
- NO CHAIN, Council Tax Band - F, EPC -



ACCOMMODATION:

Entrance Vestibule
1.78m x 1.35m (5'10" x 4'5")

Entrance Hall

Cloakroom
1.93m x 0.79m (6'4" x 2'7")

Sitting Room
5.66m x 3.61m (18'7" x 11'10")

Dining Room
3.63m x 3.30m (11'11" x 10'10")

Breakfast Kitchen
4.55m x 3.12m (14'11" x 10'3")

Utility Room
2.69m x 1.98m (8'10" x 6'6")

Landing

Main Bedroom
3.66m x 3.28m (12' x 10'9")

En-suite
3.12m x 2.46m (10'3" x 8'1")

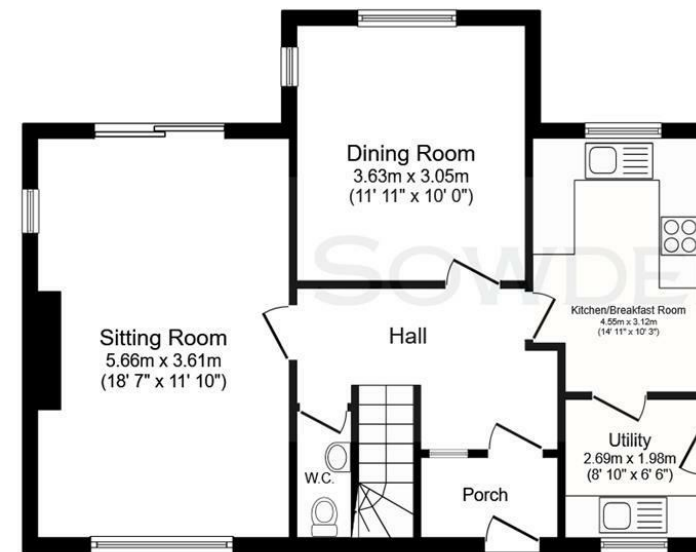
Bedroom Two
3.61m x 3.10m (11'10" x 10'2")

Bedroom Three
3.61m x 2.51m (11'10" x 8'3")

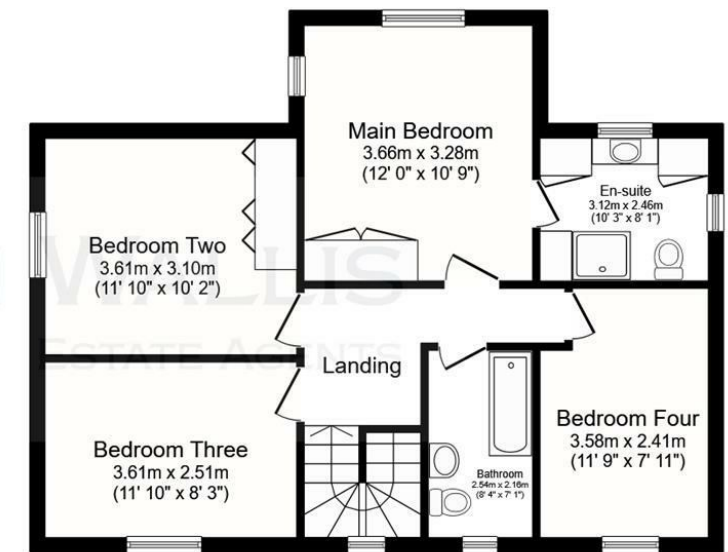
Bedroom Four
3.58m x 2.41m (11'9" x 7'11")

Family Bathroom
2.54m x 2.41m (8'4" x 7'11")

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