

## 8 Tatum Close, Stamford, PE9 2WQ

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>83</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

This immaculately presented end terrace house boasts a spacious two double bedroom layout, ideal for those seeking a modern and stylish living space. The property is set in a cul-de-sac location that provides easy access to the Malcolm Sargent Primary School, A1 and town centre.

Accommodation comprises: - Entrance hall, cloakroom, lounge diner, kitchen, landing, two double bedrooms and a bathroom.

To the rear is a recently landscaped enclosed low maintenance garden, whilst to the front is an allocated off street parking space.

There is a high EPC rating of B, and the property comes with gas fired central heating and uPVC double glazing.

**£269,000 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.

- Immaculately presented modern home
- Cul-de-sac location
- Gas fired central heating
- Well finished modern style enclosed garden
- Council Tax Band - B

- Two spacious double bedrooms
- Generous lounge diner
- Allocated off street parking
- Easy access to local schooling, the town centre and A1
- EPC - B



**ACCOMMODATION:**

**Entrance Hall**

**Cloakroom**  
1.91m x 1.42m (6'3" x 4'8")

**Lounge Diner**  
4.67m x 3.20m (15'4" x 10'6")

**Kitchen**  
3.05m x 2.51m (10' x 8'3")

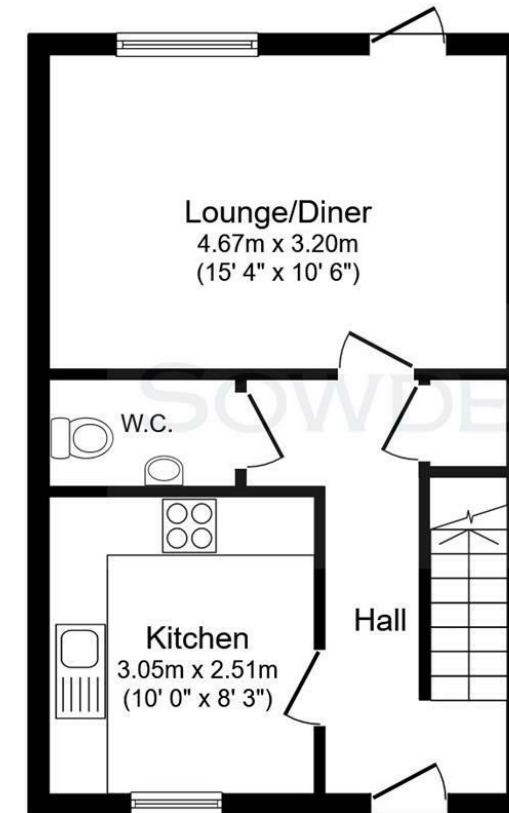
**Landing**

**Main Bedroom**  
4.70m x 3.23m (15'5" x 10'7")

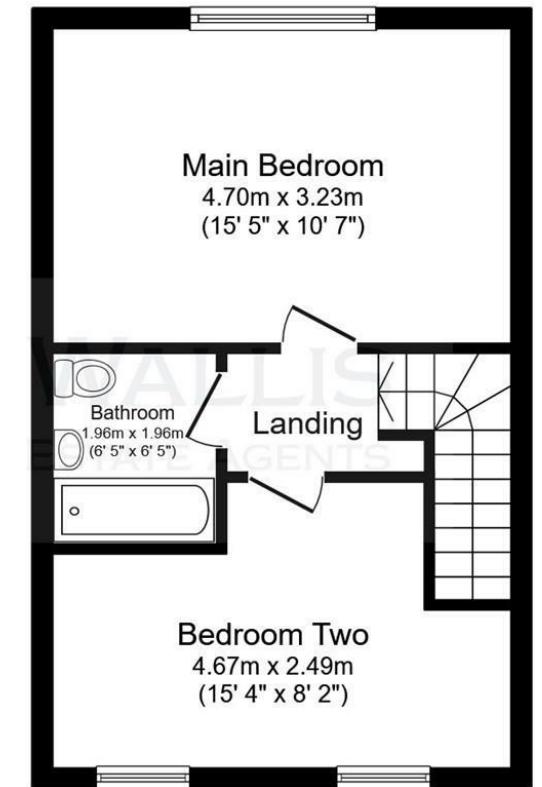
**Bedroom Two**  
4.70m x 3.38m max, 1.65m min (15'5" x 11'1" max, 5'5" min)

**Bathroom**  
1.96m x 1.96m (6'5" x 6'5")

**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