



## 6 Barnack Road, Stamford, PE9 2NA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

Set over looking Burghley Park to the front, this character three bedroom terraced home provides easy access to the Town Centre and train station. The property does require modernisation and comes with a unique feature fire place and a bay fronted sitting room.

The accommodation briefly comprises: - Entrance hall, lounge diner, kitchen, bathroom with separate shower, landing and three bedrooms.

To the rear is a split garden area with a fenced garden area directly by the property and further vegetable plot further to the rear.

NO CHAIN

**Guide Price £299,995 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.



- Set overlooking Burghley Park
- Three bedrooms
- Feature fire place
- Gas fired central heating
- Council Tax Band - B, EPC - E

- Walking distance to the town centre
- Modernisation required
- Easy access to the train station & A1
- Fenced rear garden and additional vegetable garden
- NO CHAIN



#### ACCOMMODATION:

##### Entrance Hall

##### Lounge Diner

4.72m x 4.17m max, 3.05m, 1.52m min (15'6" x 13'8" max, 10,5 min)

##### Kitchen

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

##### Bathroom

2.46m x 1.78m (8'1" x 5'10")

##### Landing

##### Main Bedroom

4.80m x 2.26m max (15'9" x 7'5" max)

##### Bedroom Two

3.20m x 2.57m (10'6" x 8'5")

##### Bedroom Three

2.31m x 2.31m (7'7" x 7'7")

#### 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)