

17 Rock Road, Stamford, Lincolnshire, 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	
Not energy efficient - higher running costs	
66	
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	
Not environmentally friendly - higher CO ₂ emissions	
63	
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.

£975 Per Calendar Month

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.

- Stone town house
- Two bedrooms
- Courtyard garden
- AVAILABLE JULY 2024
- Deposit: £1125 Holding Deposit: £225

- Close to the town centre
- Modern fitted kitchen
- Gas fired central heating
- Council Tax Band - B EPC - D



ACCOMMODATION:

Sitting 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)

Rear Entrance Hall

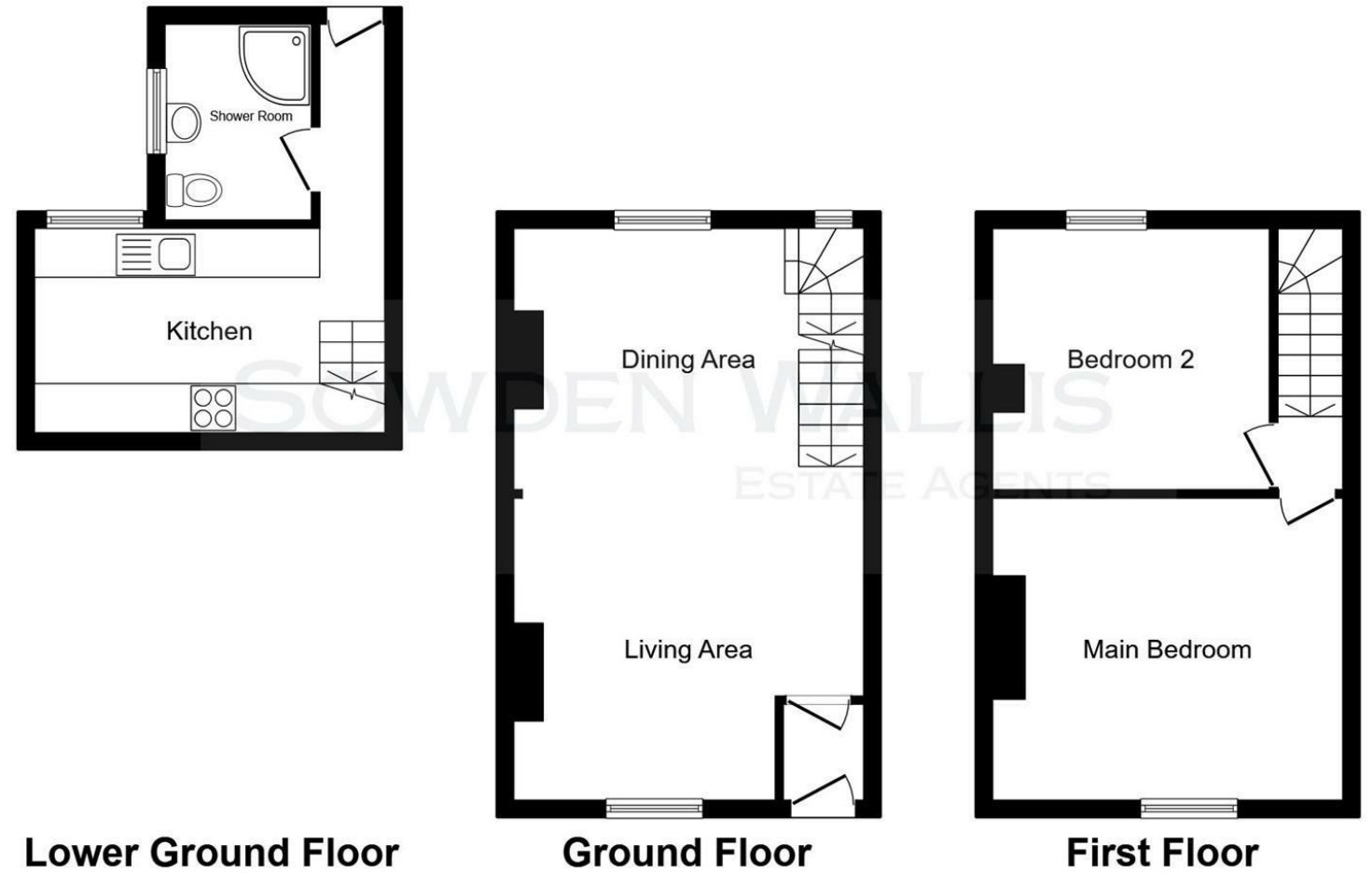
Shower Room

Landing

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

Bedroom Two
2.95m x 2.90m (9'8 x 9'6)

FLOOR PLAN:



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