



30 Chatsworth Road, Stamford, PE9 2UN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(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 

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.

This extended three/four bedroom semi-detached home comes with a spacious open plan lounge diner and additional reception/fourth bedroom on the ground floor. Modernisation is required and is somewhat of a blank canvas for any buyer. On the first floor are three bedrooms and a recently up-dated family bathroom.

The accommodation comprises:- Entrance porch with store cupboard, lounge diner, kitchen, playroom/bedroom four, w/c, landing, three bedrooms and a family bathroom.

To the front of the property is off street parking that leads to the car port, whilst at the rear is an enclosed mainly lawn garden.

NO CHAIN

Guide Price £255,000 Freehold



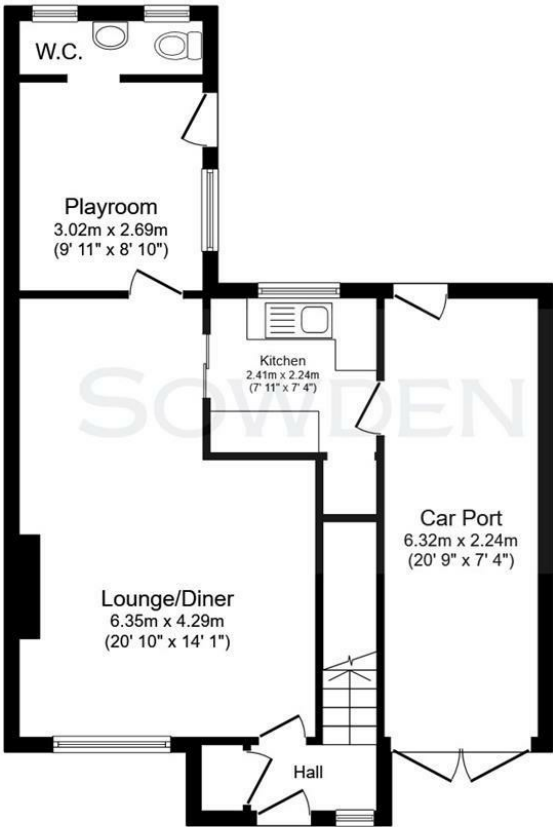
- Three / Four bedrooms
- Modernisation required
- Playroom/bedroom four on ground floor
- Off street parking & car port
- Council Tax Band - C, EPC - E
- Extended semi-detached home
- Lounge diner
- Gas fired central heating
- Enclosed rear garden
- NO CHAIN



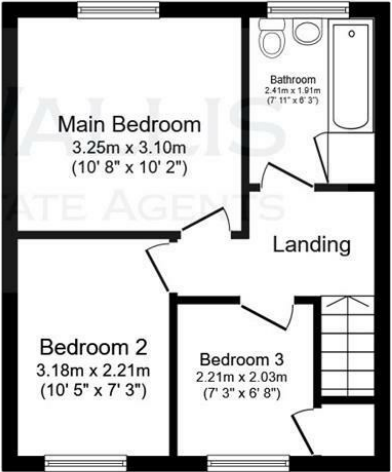
ACCOMMODATION:

- Entrance Porch**  
1.83m x 0.97m (6' x 3'2)
- Lounge Diner**  
6.35m max, 3.81m min x 4.29m max, 2.26m min (20'10 max, 12'6 min x 14'1 max, 7'5 min)
- Kitchen**  
2.84m x 2.41m (9'4 x 7'11)
- Palyroom/Bedroom Four**  
3.02m x 2.69m (9'11 x 8'10)
- W/C**  
2.62m x 0.79m (8'7 x 2'7)
- Landing**
- Main Bedroom**  
3.25m x 3.10m (10'8 x 10'2)
- Bedroom Two**  
3.18m x 2.21m (10'5 x 7'3)
- Bedroom Three**  
2.26m x 2.03m (7'5 x 6'8)
- Family Bathroom**  
2.41m x 1.91m (7'11 x 6'3)
- Car Port**  
6.32m x 2.24m (20'9 x 7'4)

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](http://www.Propertybox.io)