


19 Cornflower Close, Stamford, PE9 2WL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 <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		
EU Directive 2002/91/EC		
England & Wales		

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.

Notice Of Offer

Property Address:19 Cornflower Close, Stamford, PE9 2WL

We advise that an offer has been made for the above property in the sum of £285,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 8/9 Star Lane, Stamford, PE91PH

Agents Telephone Number: 01780 754737

Positioned on the popular Rutland Heights development, this detached home presents an excellent opportunity for those looking to create their dream home with plenty of potential for improvement throughout.

The property features three generously sized double bedrooms, ensuring ample space for family members or guests. The main bedroom benefits from an ensuite bathroom, while a family bathroom serves the other two bedrooms, providing convenience and comfort for all.

Built in 1997, this property is in need of renovation, allowing you the chance to personalise and modernise the space to suit your tastes and lifestyle. The potential for transformation is vast, making it an exciting project for those with a vision.

Additionally, the house comes with a garage and a driveway, offering practical solutions for parking and storage. This property is a blank canvas waiting for your creative touch. Whether you are a first-time buyer or looking to invest in a family home, this house on Cornflower Close is a promising opportunity not to be missed.

£285,000 Freehold



- Detached family home
  - Bathroom and ensuite
  - Three good sized bedrooms
  - NO CHAIN
- In need of modernisation throughout
  - Garage and driveway
  - Kitchen with utility and W/C
  - EPC: D Council Tax: D



ACCOMMODATION:

Entrance Hallway

Kitchen Breakfast Room  
4.27m (max) x 3.94m (14' (max) x 12'11)

Utility

W/C

Living Room  
3.91m x 3.61m (12'10 x 11'10)

First Floor Landing

Prinicpal Bedroom  
3.94m (max) x 3.61m (12'11 (max) x 11'10)

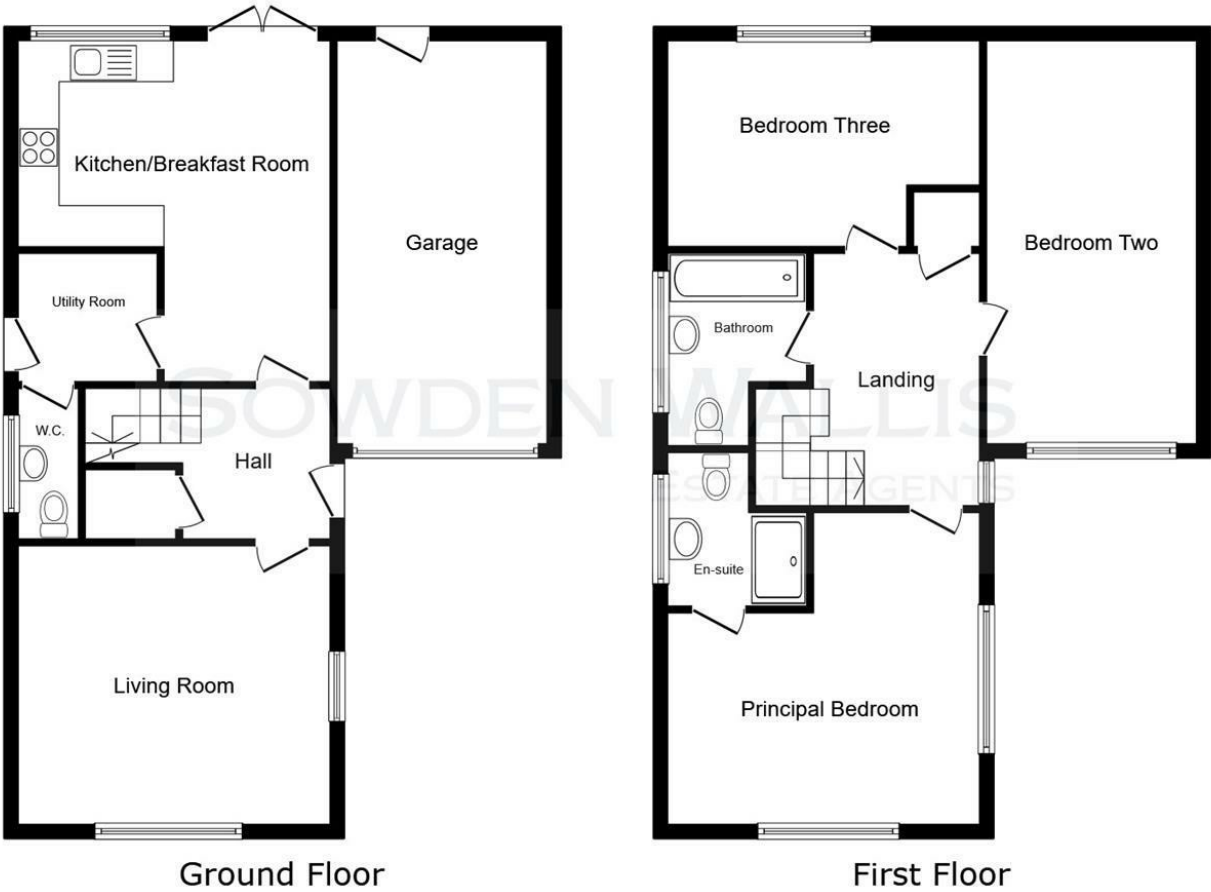
Ensuite

Bedroom Two  
4.98m x 2.67m (16'4 x 8'9)

Bedroom Three  
3.94m x 2.57m (12'11 x 8'5)

Bathroom

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)