



69 Drift Avenue, Stamford, PE9 1UY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	66	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Positioned within close proximity to the town centre, alongside Stamford College and local amenities, we are pleased to offer to market this two bedroom well presented home.

Having just been redecorated throughout, the accommodation includes; entrance porch, living room, kitchen breakfast room, two bedrooms and a family bathroom.

To the rear is a paved garden with gated access to the allocated parking space.

£925 PCM

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.

- Two bedroom terrace house
 - Modern kitchen with pantry
 - Allocated parking space
 - EPC: D Council Tax: B
- Redecorated throughout
 - Patio rear garden
 - Close proximity to town centre
 - Holding deposit: £213 Deposit: £1067



ACCOMMODATION:

Entrance Porch

Lounge

3.96m x 3.77m (12'11" x 12'4")

Kitchen

3.05m x 3.76m (10'0" x 12'4")

Pantry cupboard

First Floor Landing

Principal Bedroom

3.26m x 3.76m (10'8" x 12'4")

Bedroom Two

2.10m x 2.30m (6'10" x 7'6")

Bathroom

FLOOR PLAN: