

19 Campion Grove, Stamford, PE9 4BY

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (55-68) D | | |
| (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 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 |

This three bedroom semi-detached family home is set at the end of a cul de sac in a popular estate, within close proximity of the A1, schools and local amenities. The property is well presented having been redecorated throughout last year and has two double bedrooms as well as a single third bedroom.

The accommodation comprises: - Entrance hall, lounge, dining room, kitchen, landing, three bedrooms and a bathroom.

To the front is a driveway that provides off street parking, whilst to the rear is an enclosed patio and lawn garden.

£1,200 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.

- Three Bedroom Semi Detached
 - End of Cul De Sac Location
 - Driveway Parking
 - Available Immediately
- Two Reception Rooms
 - Fully Redecorated Throughout
 - Popular Location Near A1
 - Council Tax: B EPC: C



ACCOMMODATION:

Entrance Hallway

Living Room

6.25m x 2.8m (20'6" x 9'2")

Dining Room

5.0m x 2.4m (16'4" x 7'10")

Kitchen

3.4m x 2.4m (11'1" x 7'10")

Landing

Bedroom 1

4.0m x 2.8m (13'1" x 9'2")

Bedroom 2

4.0m x 2.6m (13'1" x 8'6")

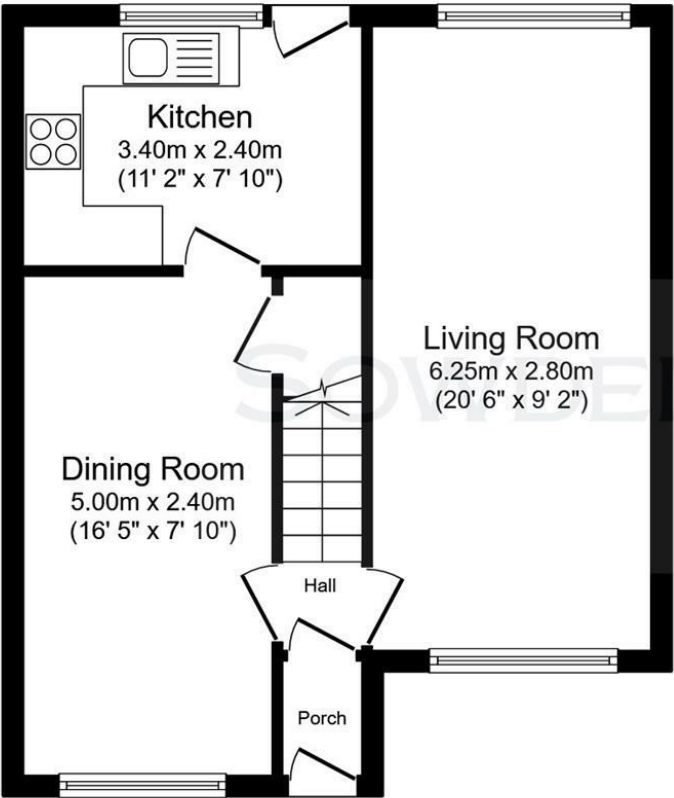
Bedroom 3

2.0m x 1.8m (6'6" x 5'10")

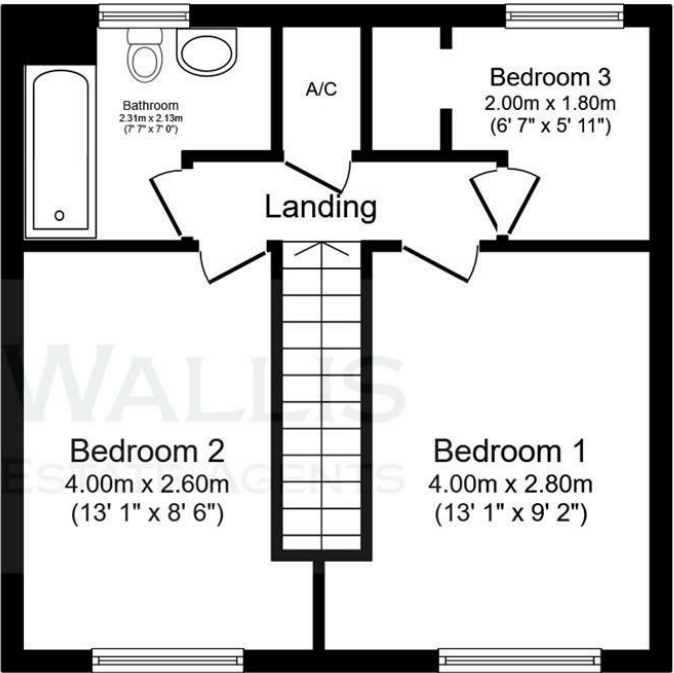
Bathroom

2.31m x 2.13m (7'6" x 6'11")

FLOOR PLAN:



Ground Floor



First Floor

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