

21 Rock Road, Stamford, PE9 2PT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.

Set in the town centre and very close to Waitrose, this two bedroom semi-detached home comes with a generous sitting room, kitchen that leads onto the courtyard garden and a single garage with parking space. The property has gas fired central heating, UPVC double glazing and does require some modernisation.

The accommodation comprises: - Sitting room, kitchen, landing, two bedrooms and a bathroom.

To the rear is a low maintenance courtyard garden, whilst to the side is the off street parking that leads to the single garage.

This home would ideally suit a first time buyer or investor and is offered with NO CHAIN.

**Asking Price £249,995 Freehold**

- Town centre location
- Parking and single garage
- Gas fired central heating
- Good sized sitting room and Main bedroom
- EPC - C



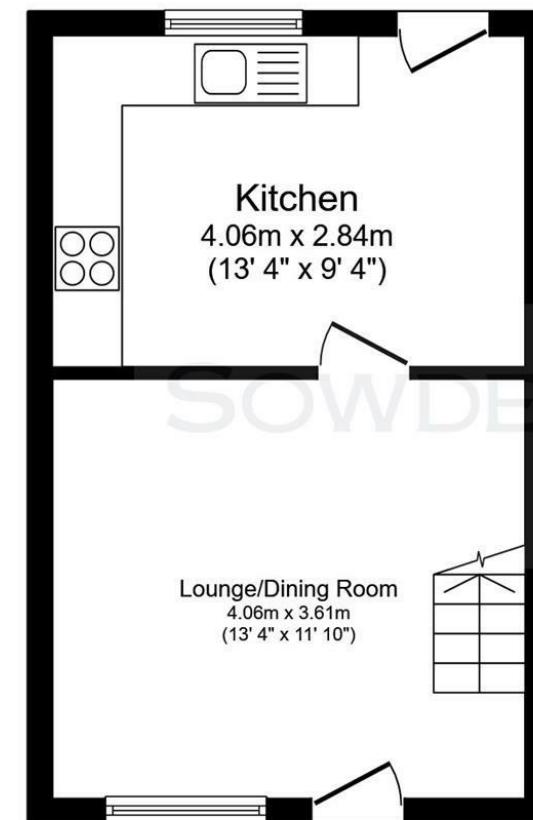
- Two bedroom semi-detached home
- Very close to Waitrose
- Courtyard garden
- Council Tax Band - C
- NO CHAIN



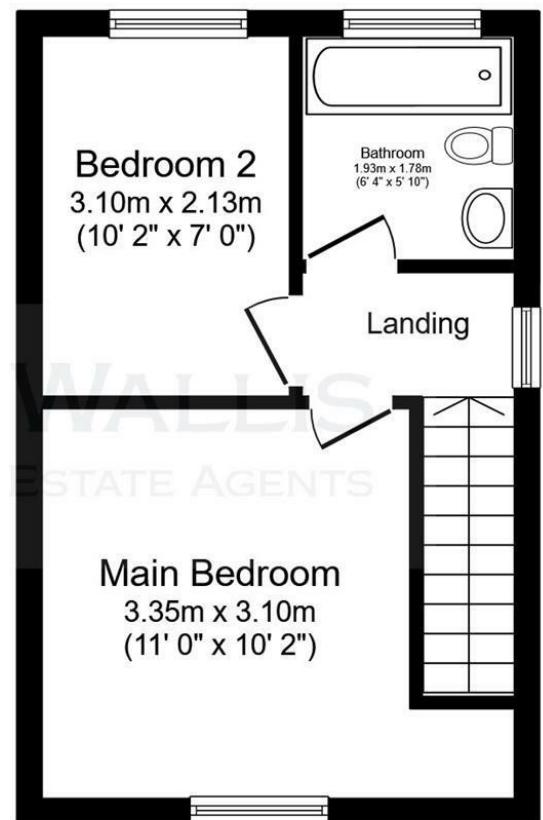
#### ACCOMMODATION:

- Living Room**  
3.96m 1.22m x 3.35m 3.05m (13'4" x 11'10")
- Breakfast Kitchen**  
3.96m 1.22m x 2.74m 1.22m (13'4" x 9'4")
- Stairs & Landing**
- Main Bedroom**  
3.35m x 3.05m 0.61m (11" x 10'2")
- Bedroom Two**  
3.05m 0.61m x 2.13m (10'2" x 7")
- Bathroom**  
1.83m 1.22m x 1.52m 3.05m (6'4" x 5'10")

#### 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)