

17 Waverley Gardens, Stamford, PE9 1BH

| 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 | | |
| 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 | |

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 semi-detached house presents an excellent opportunity for families and professionals, and those looking to downsize alike. The property boasts three well-proportioned bedrooms, the master bedroom with an en-suite shower room - and is perfect for those looking for a property finished to a high standard.

Extensively refurbished, the property benefits from refitted, kitchens, bathroom, flooring and decor. The lounge and dining room, with engineered parquet wooden flooring, provide light and spacious areas to unwind or entertain in, and the sun room offers a wonderful space to overlook your manageable rear garden area.

To the front is ample off street parking with a gravelled parking area, a valuable asset in this desirable location, and there is a detached garage to the rear. Furthermore, the property enjoys easy access to local schooling, shops, and the centre of Stamford making it a desirable location for all.

In summary, this semi-detached house on Waverley Gardens is a delightful blend of modern living and practicality, offering a high standard of finish and versatile spaces. It is a must-see for anyone looking to settle in the picturesque town of Stamford.

No Upward Chain.
£390,000 Freehold

- Refurbished Semi Detached Home
- En-Suite Shower Room and Bathroom
- Two Reception Rooms and Sun Room
- Off Road Parking and Separate Garage
- EPC - TBC



- Three Bedrooms
- Refitted Kitchen
- Utility Area and Cloakroom / WC
- Council Tax Band C
- No Upward Chain

ACCOMMODATION:

Entrance Hall

Lounge
5.61m x 3.58m (18'5 x 11'9")

Dining Room
3.05m x 2.77m (10'0 x 9'1")

Kitchen
3.07m x 2.44m (10'1 x 8'0")

Sun Room
3.30m x 3.02m (10'10 x 9'11")

Utility Room / WC

First Floor Landing

Master Bedroom
4.01m x 3.43m (13'2 x 11'3")

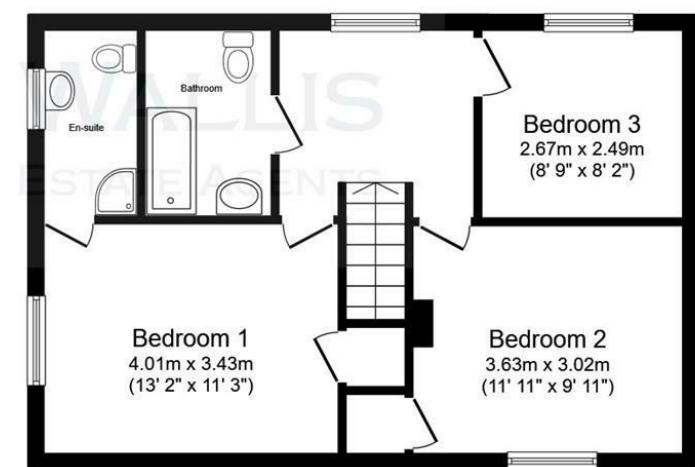
En-Suite Shower Room

Bedroom 2
3.63m x 3.02m (11'11 x 9'11")

Bedroom 3
2.49m x 2.67m (8'2 x 8'9")

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