



## Empingham Road Stamford, PE9 2RH

This character mid terrace property is well presented throughout and really must be viewed to appreciate the surprising amount of space on offer. Conveniently located towards the bottom of Empingham Road, just a few minutes walk from Stamford's Town Centre and its many local amenities, Waitrose, and local schools.

£295,000

# Empingham Road

Stamford, PE9 2RH



2



2



1



E

- Two Bedroom Victorian Mid Terraced House
- Galley Kitchen & Utility
- Attic
- Highly Sought After Area of Town
- Two Double Bedrooms
- Garden Front & Rear
- Open Plan Lounge & Dining Room
- Bathroom & Shower Room
- EPC Rating - D

## Entrance Porch

## Lounge/Dining Room

### Lounge Area

12'2" x 15'11" (3.71m x 4.85m)

### Dining Room Area

12'5" x 13'1" (3.78m x 3.99m)

### Kitchen

7'4" x 8'4" (2.24m x 2.54m)

### Utility Room

4'6" x 19'5" (1.37m x 5.92m)

### Bathroom

7'5" x 8'4" (2.26m x 2.54m)

### Landing

## Bedroom 1

10'7" x 11'9" (3.23m x 3.58m)

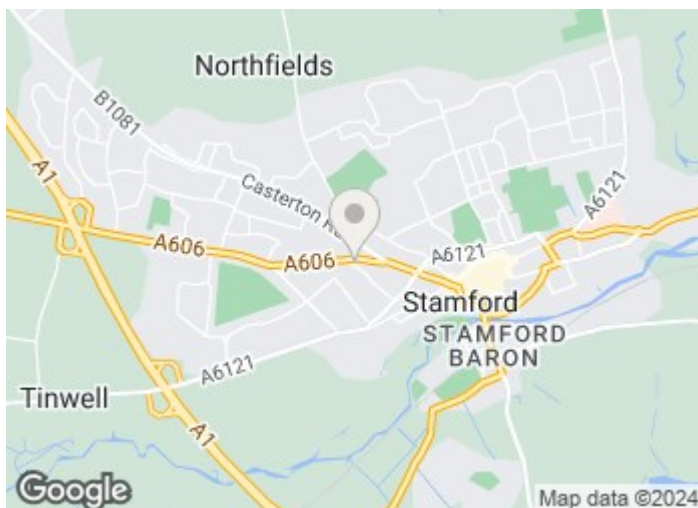
## Bedroom 2

8'6" x 10'10" (2.59m x 3.30m)

## Shower Room

7'6" x 15'4" (2.29m x 4.67m)

## Attic

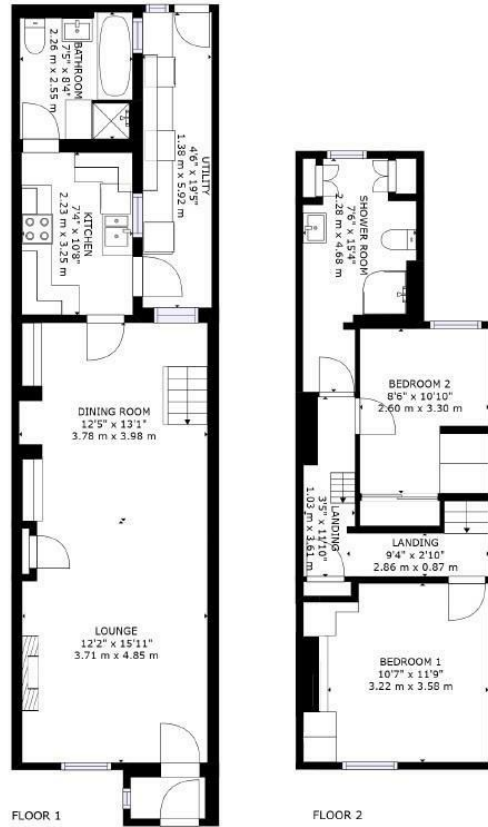


## Directions

Please use Postcode PE9 2RH for Sat Nav Guidance



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 628 sq. ft, 58 m<sup>2</sup>, FLOOR 2: 417 sq. ft, 39 m<sup>2</sup>  
 TOTAL: 1046 sq. ft, 97 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		54	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	