



Brooke Avenue Stamford, PE9 2RU

Well presented, modern, 3 bedroom, 2 bathroom detached bungalow with a single garage, off street parking and a generous S-W facing rear garden situated on a quiet road in this highly sought after location close to the Town centre, local schools and amenities.

£1,395 Per Calendar Month

Brooke Avenue

Stamford, PE9 2RU



- 3 Bedroom Detached Bungalow
- Family Bathroom & Ensuite Shower Room
- EPC Rating D
- Large South West Facing Rear Garden
- Large Entrance Hall, Living Room and Conservatory
- Please refer to attached Key Facts for Buyers for Material Information Disclosures
- Single Garage + Off Street Parking
- Fitted Kitchen with Modern Appliances & New Boiler

Entrance Hall

13 x 13.11 (3.96m x 3.96m.3.35m)

Living Room

12 x 16.4 (3.66m x 4.88m.1.22m)

Conservatory

12'11 x 9'8 (3.94m x 2.95m)

Kitchen

9'6 x 10'4 (2.90m x 3.15m)

Bedroom 1

11'6 x 11 (3.51m x 3.35m)

Ensuite Shower Room

Bedroom 2

11'2 x 10'7 (3.40m x 3.23m)

Bedroom 3

11'2 x 13'7 (3.40m x 4.14m)

Bathroom

6'3 x 6'3 (1.91m x 1.91m)

Single Garage

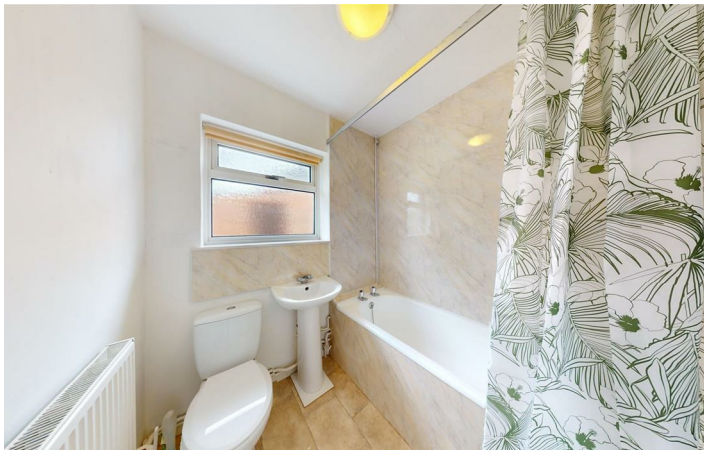
Off Street Parking

Large Rear Garden

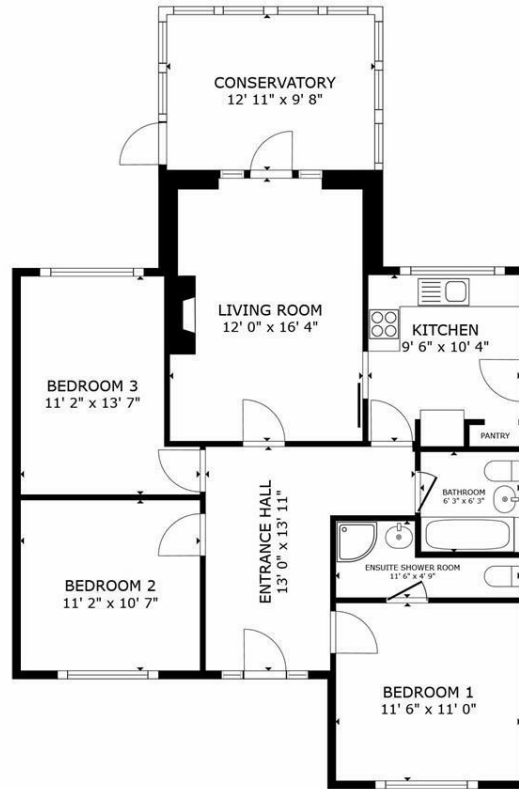


Directions

Please use the following postcode for Sat Nav guidance - PE9 2RU



Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 1,039 sq.ft.
 TOTAL : 1,039 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		64	
(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	