



Chestnut Gardens

Stamford, PE9 2JY

This modern 2 bedroom semi detached house has been significantly extended on the ground floor and really must be viewed to appreciate all that is on offer.

£925 PCM

Chestnut Gardens

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- 2 Bedroom Semi Detached in a Popular Residential Area
- Modern Bathroom with Shower over Bath
- Good Sized Fully Enclosed Rear Garden
- Extended to Rear to Provide Generous Second Reception Room
- Off street Parking
- EPC Rating C
- Fully Fitted Kitchen
- Close to Malcolm Sargent School
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance

Kitchen

9'8" x 9'11" (2.95 x 3.02)

Living Room

11'0" x 12'11" (3.35 x 3.94)

Dining Room/Snug

9'4" x 11'3" (2.84 x 3.43)

First Floor Landing

Bedroom 1

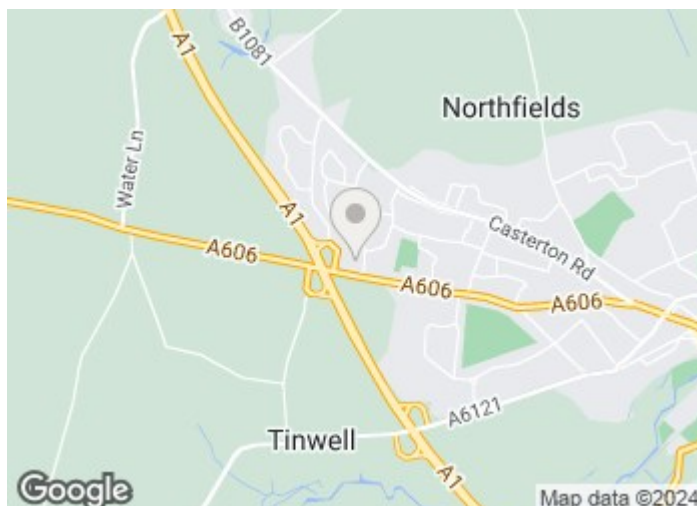
9'8" x 9'10" (2.95 x 3.00 (2.94 x 2.99))

Bedroom 2

11'0" x 6'11" (3.35 x 2.11)

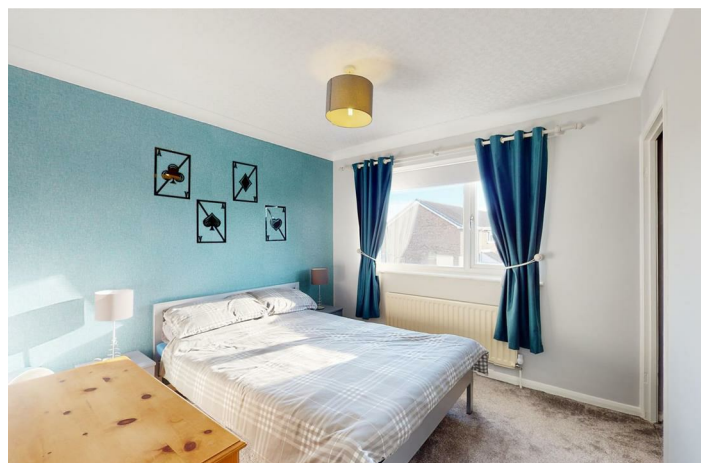
Bathroom

8'0" x 5'11" (2.44 x 1.80)

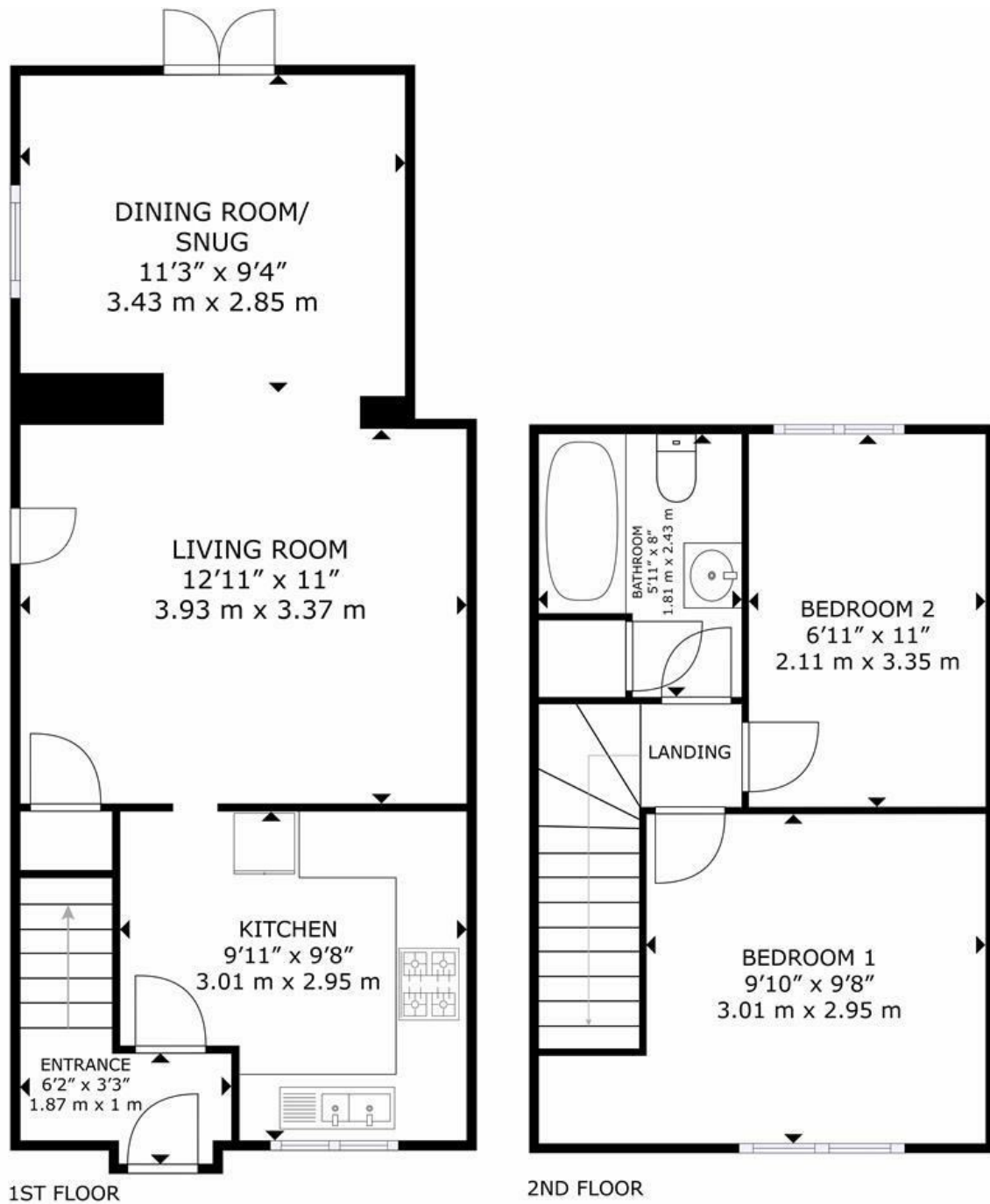


Directions

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



Floor Plan



GROSS INTERNAL AREA
 1ST FLOOR: 381 sq. ft 35 m², 2ND FLOOR: 264 sq. ft 24 m²
 REDUCED HEADROOM BELOW
 2.19 M: 23 sq. ft TOTAL: 645 sq. ft 59 m²
 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.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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	