



Byron Way Stamford, PE9 2GU

The Ground floor includes an entrance hall, living room and kitchen/diner, whilst upstairs is a bathroom and 2 pleasant bedrooms both with built in cupboards. Outside to the front is a small garden area whilst to the side is a driveway offering off street parking for one car. To the rear is a fully enclosed private garden with side access for ease.

Agents Note:
Holding Deposit - £206
Security Deposit - £1,032
Local Authority - South Kesteven District Council
Council Tax Band - B
EPC Rating - D

£895 PCM

Byron Way

Stamford, PE9 2GU



- 2 Bedroom Semi Detached
- Full Enclosed Rear Garden
- 2 Bedrooms & a Family Bathroom
- Modern Kitchen/Diner
- Off Street Parking
- EPC Rating D
- Recently refreshed Flooring
- Good Sized Living Room
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance

Living Room

15'10" x 12'0" (4.83 x 3.66 (4.82 x 3.65))

Kitchen/Diner

8'2" x 12'0" (2.49 x 3.66)

First Floor Landing

Bedroom 1

10'10" x 8'10" (3.30 x 2.69)

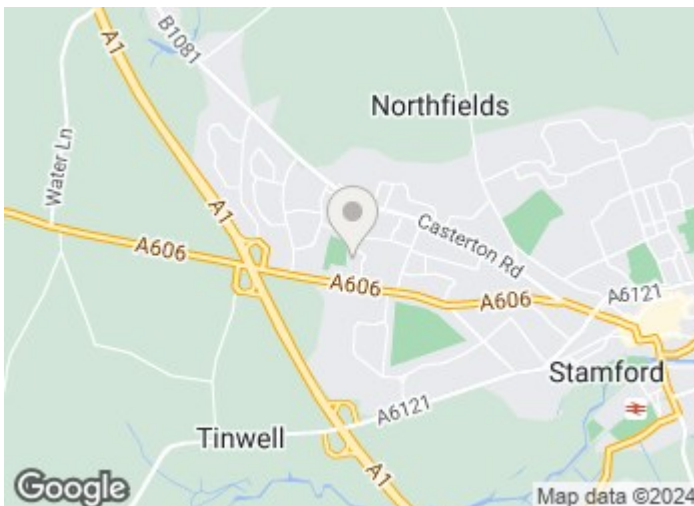
Bedroom 2

10'7" x 6'6" (3.23 x 1.98)

Bathroom

Off Street Parking

Enclosed Rear Garden

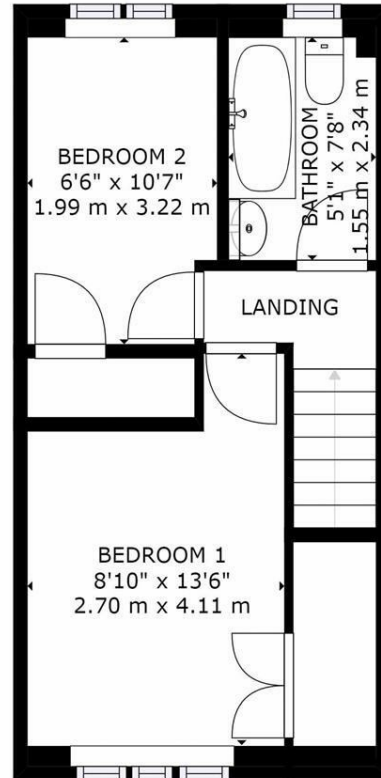
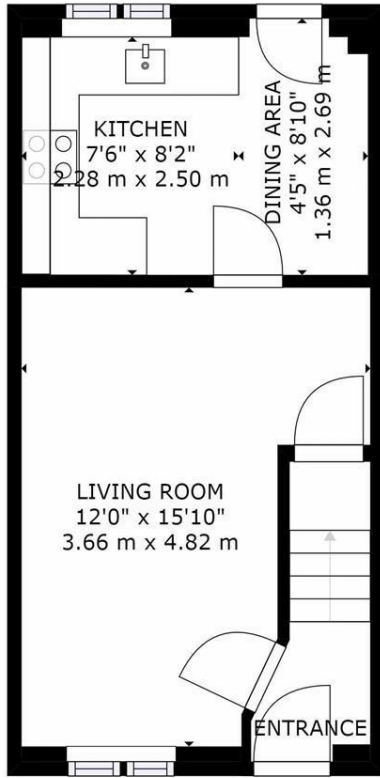


Directions

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



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 307 sq. ft, 29 m², FLOOR 2: 309 sq. ft, 29 m²
TOTAL: 617 sq. ft, 57 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	