



## Worcester Crescent Stamford, PE9 1LF

This 2 bedroom mid terraced house is well presented throughout and situated just a few minutes walk from Stamford Town centre and it's many amenities. The property has been much improved by the current owner and also benefits from off road parking for 2 vehicles and overlooks a green area to the front.

£240,000

# Worcester Crescent

Stamford, PE9 1LF



- 2 Bedroom Mid Terraced House
- Living Room & Conservatory
- Rear Garden
- Walking Distance of Town Centre
- Kitchen/Breakfast Room
- Off Road Parking for 2 Vehicles
- Much Improved and Well Presented Throughout
- 2 Double Bedrooms
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

## Living Room

15'1" x 10'6" (4.60m x 3.20m)

## Conservatory

14'10" x 7'3" (4.52m x 2.21m)

## Kitchen/Breakfast Room

9'1" x 15'1" (2.77m x 4.60m)

## Landing

## Bedroom 1

9'9" x 15'1" (2.97m x 4.60m)

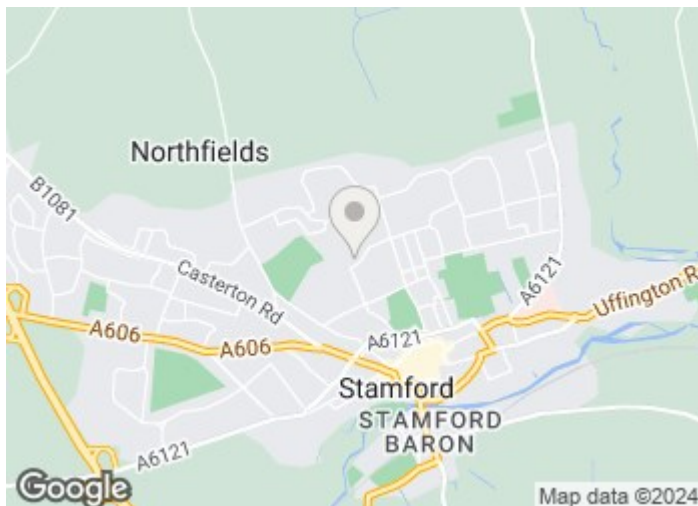
## Bedroom 2

10'6" x 9'10" (3.20m x 3.00m)

## Bathroom

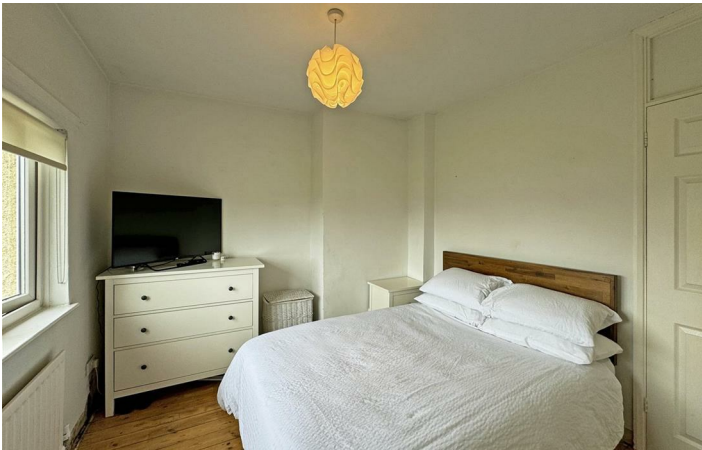
5'4" x 7'5" (1.63m x 2.26m)

Off Road Parking for 2 Vehicles

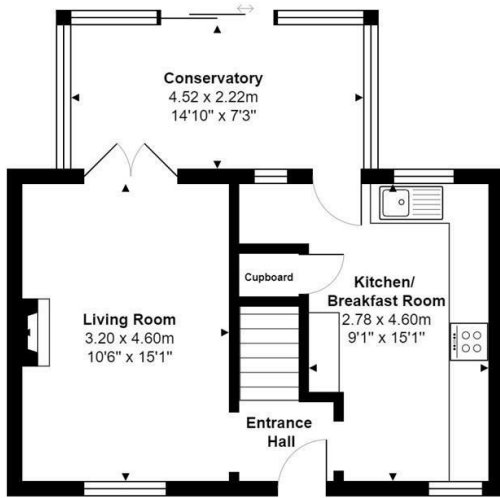


## Directions

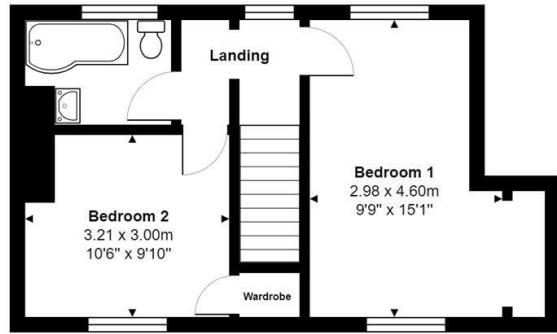
Please use the following postcode for Sat Nav guidance - PE9 1LF



# Floor Plan



**Ground Floor**  
Area: 44.3 m<sup>2</sup> ... 477 ft<sup>2</sup>



**First Floor**  
Area: 33.9 m<sup>2</sup> ... 365 ft<sup>2</sup>

Total Area: 78.3 m<sup>2</sup> ... 842 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(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	