



New Cross Road Stamford, PE9 1QY

Agents Note:

Holding Deposit - £229

Security Deposit - £1148

Local Authority - South Kesteven District Council

Council Tax Band - B

EPC Rating - D

£995 Per Month

New Cross Road

Stamford, PE9 1QY



- Central Stamford Location
- 2 Reception Rooms
- Recently Re Decorated Throughout
- 2 Double Bedrooms
- Kitchen
- Available Late August 2024
- Rear Garden with Storage
- Bathroom
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

Entrance Hall

Lounge

10'1" x 12'5" (3.07m x 3.78m)

Dining Room

10'11" x 11'11" (3.33m x 3.63m)

Kitchen

6'9" x 10'8" (2.06m x 3.25m)

Landing

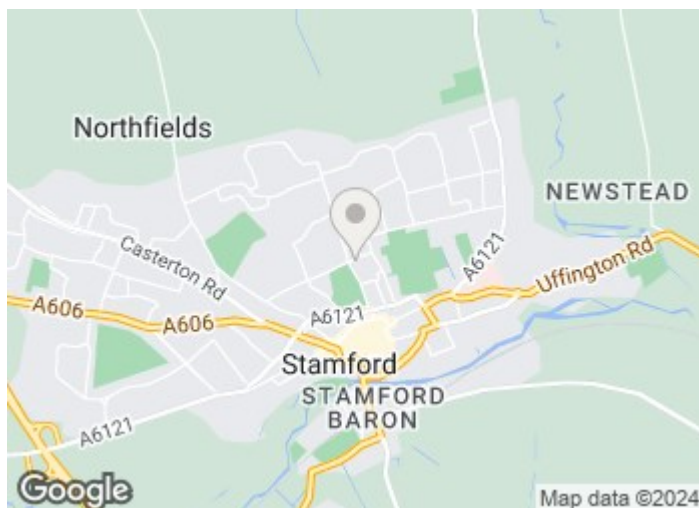
Bedroom 1

13'8" x 10'2" (4.17m x 3.10m)

Bedroom 2

8'1" x 11'11" (2.46m x 3.63m)

Bathroom

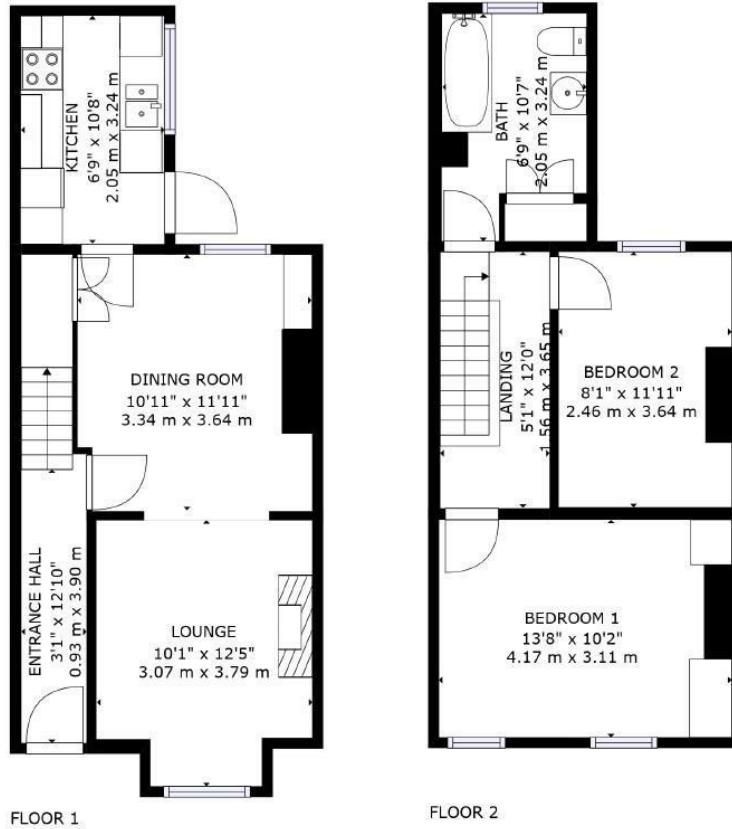


Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 396 sq. ft, 37 m²; FLOOR 2: 386 sq. ft, 36 m²
 TOTAL: 781 sq. ft, 73 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			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	