



Girton Way Stamford, PE9 1JJ

Recently modernised ground floor one bedroom flat with the added bonus of allocated off-road parking and an enclosed private rear garden accessible from the property. Girton Way is in an establish residential part of Stamford, located only approximately a mile away from the High Street and town centre amenities.

£159,950

Girton Way

Stamford, PE9 1JJ



- Ground Floor 1 Bedroom Flat
- Living Room
- Allocated Parking Space
- With Allocated Parking & Private Garden
- Refitted Kitchen & Bathroom
- Enclosed Rear Garden
- Well Presented Throughout
- Double Bedroom
- Please Refer to Attached KFB For Material Information Disclosures

Communal Entrance Hall

Entrance Hall

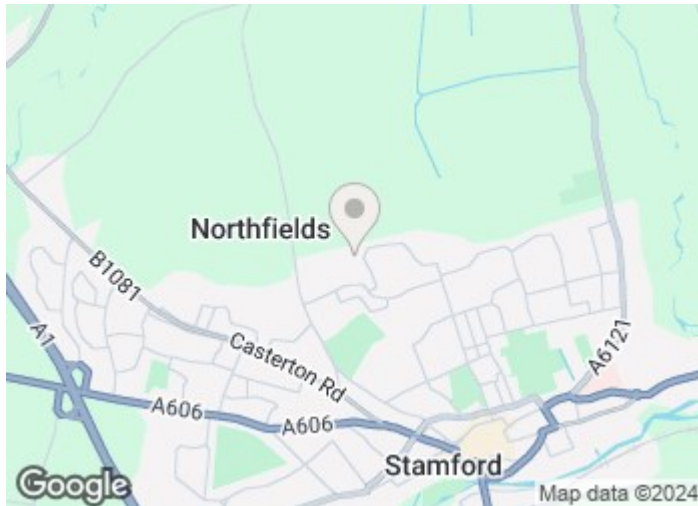
Living Room
16'7" x 12'11" (5.05m x 3.94m)

Kitchen
6'10" x 7'9" (2.08m x 2.36m)

Bedroom
11'9" x 11'2" (3.58m x 3.40m)

Bathroom
5'5" x 5'7" (1.65m x 1.70m)

1x Allocated Parking Space
Private Garden

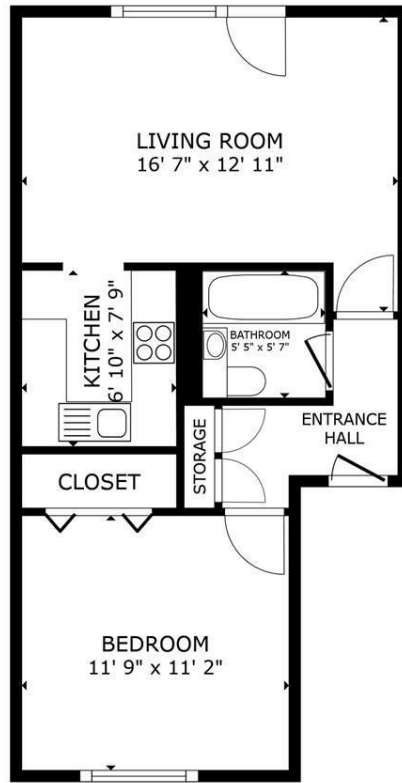


Directions

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



Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 486 sq.ft.
 TOTAL : 486 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.

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			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	