



Byron Way STAMFORD, PE9 2GU

Modern two bedroom end-of-terrace house presented in good condition and located in a sought-after residential location just off Empingham Road. Local amenities such as corner shops and Malcolm Sargent Primary School are within easy walking distance.

£875 PCM

Byron Way

STAMFORD, PE9 2GU



- Modern End-of-Terrace House
- Off-Road Parking
- Available Early August 2024
- Two Bedrooms
- Front & Rear Gardens
- Electric Heating
- Kitchen/Diner
- uPVC Double Glazing
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

Entrance

Living Room

15'11 x 8'10 (4.85m x 2.69m)

Kitchen/Diner

First Floor Landing

Bedroom 1

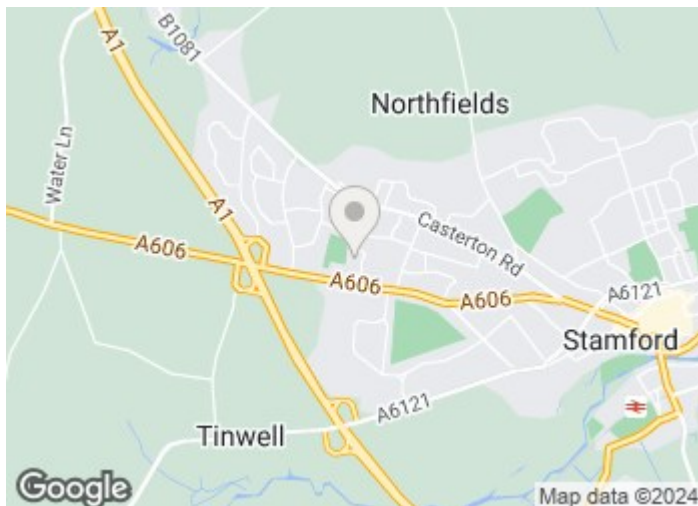
10'11 x 8'11 (3.33m x 2.72m)

Bedroom 2

10'7 x 6'5 (3.23m x 1.96m)

Bathroom

Enclosed Rear Garden

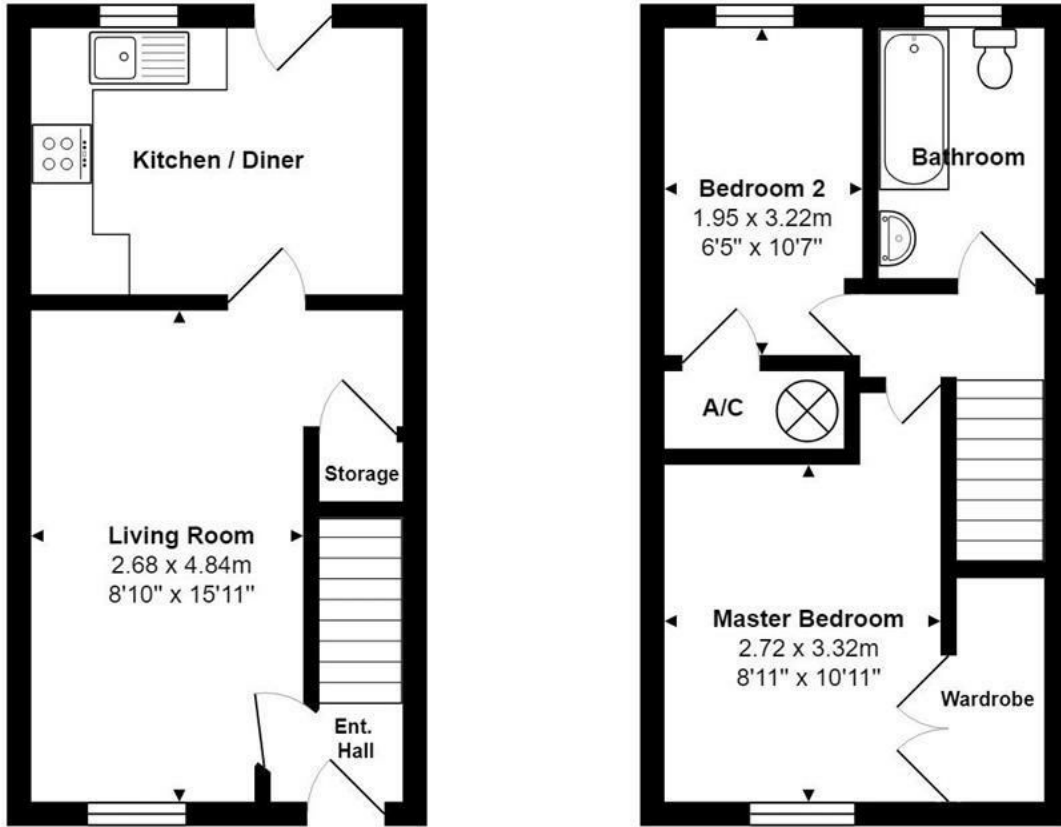


Directions

Please use postcode PE9 2GU for Sat Nav assistance



Floor Plan



Byron Way, Stamford

Total Area: 56.4 m² ... 607 ft²

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.

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			89
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	