



## Drift Avenue Stamford, PE9 1YJ

This 2 bedroom terraced property, with separate single garage, sits in a secluded position at the top of this popular cul de sac, close to Stamford Town centre as well as the nearby college and swimming pool.

£850

# Drift Avenue

Stamford, PE9 1YJ



- Lounge/Diner with Door to Rear garden
- Bathroom with Shower over bath
- Single Garage en Bloc
- Fitted Kitchen
- Fully enclosed rear Courtyard Garden
- EPC Rating D
- 2 double Bedrooms
- Close to Local Amenities
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

## Kitchen

9'8 x 8'10 (2.95m x 2.69m)

## Living/Dining Room

15'5 x 12'3 (4.70m x 3.73m)

## Landing

## Bedroom 1

12'3 x 8'3 (3.73m x 2.51m)

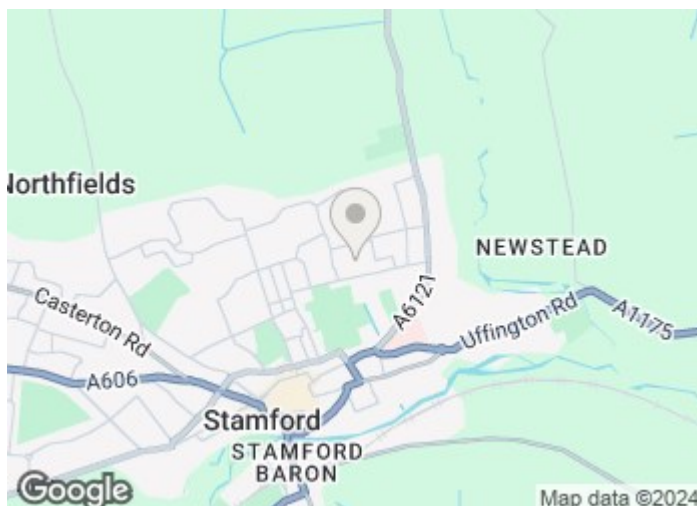
## Bedroom 2

8'3 x 11'3 max (2.51m x 3.43m max)

## Bathroom

## Enclosed Rear Courtyard

## Single Garage en Block

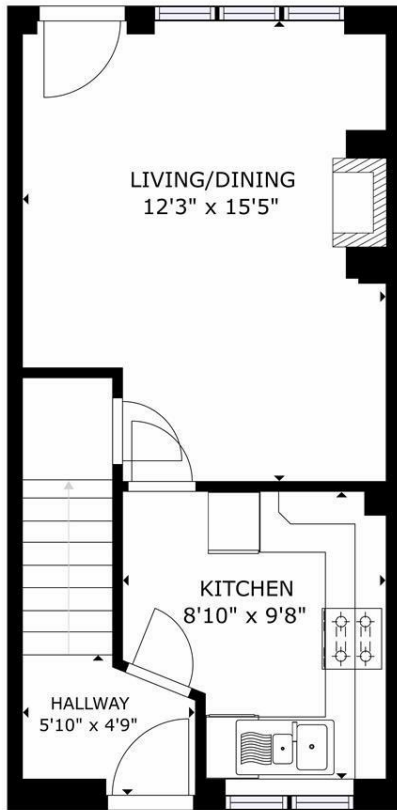


## Directions

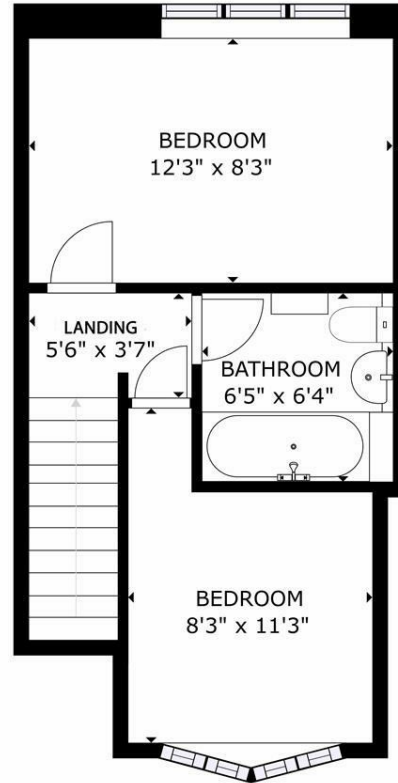
Please use the following postcode for Sat Nav guidance - PE9 1YJ



# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 316 sq ft, FLOOR 2: 282 sq ft  
 TOTAL: 598 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.

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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                                   |  | 65                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |