

## Drift Gardens Stamford, PE9 1UX

Situated in this popular area in the town, sits this much improved established 2 double bedroom semi detached house. The current owners have renovated the property to a high standard with the highlight being the stunning open plan Living/Dining/Kitchen. Viewing is highly recommended to appreciate this ideal FTB/Investment.

£250,000

# Drift Gardens

Stamford, PE9 1UX



- Established 2 Bedroom Semi Detached House
- Stunning Open Plan Kitchen/Living/Dining Room
- Enclosed Rear Garden
- Close to Amenities & Schooling
- 2 Double Bedrooms
- Block Paved Driveway for 2 Vehicles
- Much Improved by Current Owners
- Re fitted Bathroom
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

3'7" x 4'11" (1.09m x 1.50m)

## Living Room

10'9" x 16'5" (3.28m x 5.00m)

## Kitchen

13'11" x 8'0" (4.24m x 2.44m)

## Landing

## Bedroom 1

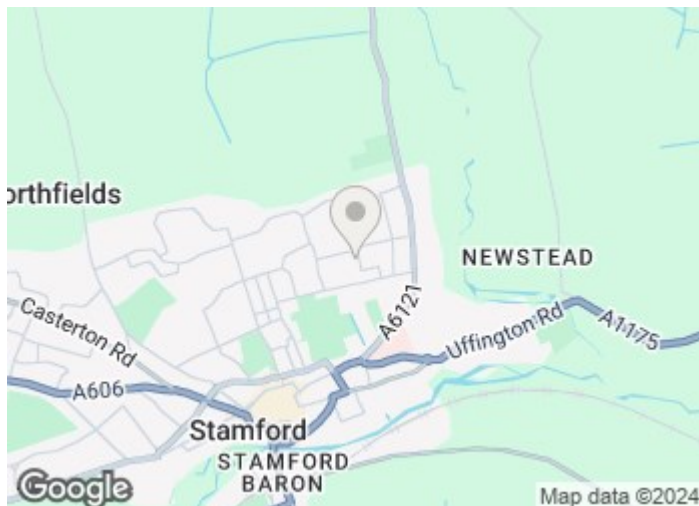
11'11" x 11'0" (3.63m x 3.35m)

## Bedroom 2

9'1" x 10'10" (2.77m x 3.30m)

## Bathroom

6'1" x 7'9" (1.85m x 2.36m)

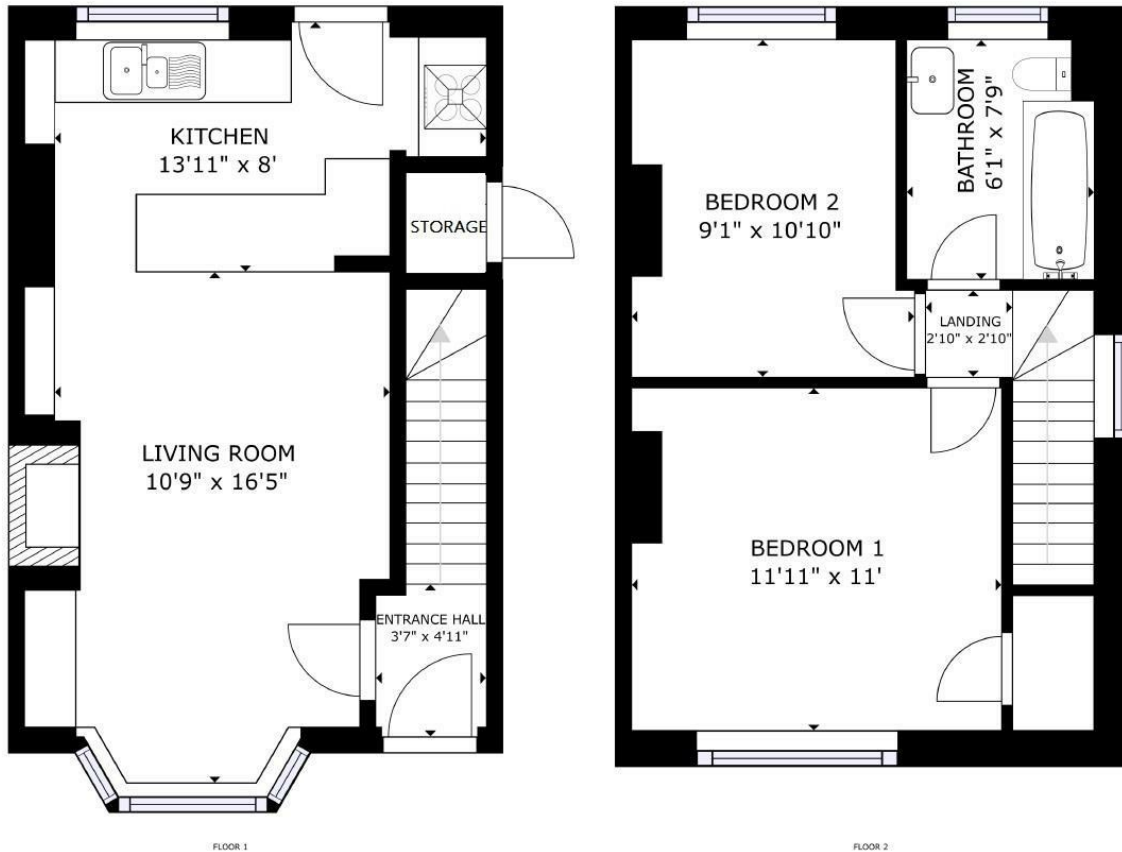


## Directions

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



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 340 sq ft, FLOOR 2: 362 sq ft  
 TOTAL: 702 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	