



New Cross Road Stamford, PE9 1AL

This 2 Double Bedroom Mid-Terraced house is located just a short walk from the centre of Stamford. The town centre provides amenities of shops, bars, restaurants, schools and a train station all within easy reach. The property is well presented throughout and would make an ideal FTB/Investment.

£217,500

New Cross Road

Stamford, PE9 1AL



- Two Bedroom Mid Terrace House
- 2 Reception Rooms
- Recently Refitted Wet Room
- Walking Distance to Town
- Kitchen
- Gardens for Front & Rear
- IDEAL FTB/INVESTMENT
- 2 Double Bedrooms
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

Lounge

13'6" x 9'11" (4.11m x 3.02m)

Dining Room

13'6" x 12'1" (4.11m x 3.68m)

Pantry

2'11" x 8'0" (0.89m x 2.44m)

Kitchen

7'8" x 11'1" (2.34m x 3.38m)

Landing

3'10" x 5'6" (1.17m x 1.68m)

Bedroom 1

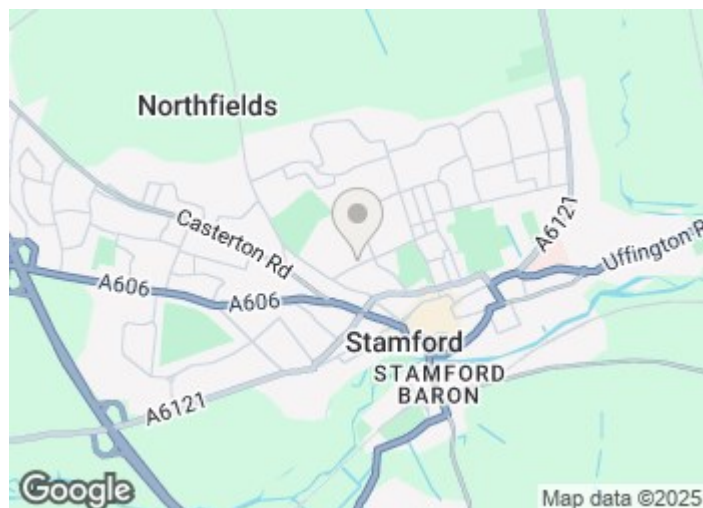
13'7" x 10'2" (4.14m x 3.10m)

Bedroom 2

9'5" x 11'11" (2.87m x 3.63m)

Wet Room

6'10" x 6'1" (2.08m x 1.85m)



Directions

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



Floor Plan



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 firms 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		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC