



Chestnut Gardens

Stamford, PE9 2JY

Modern 3 bedroom semi detached house in a popular residential area on the edge of Stamford close to sought after local schooling and with good access to transport links including the A1. The property has been much improved in recent years with a brand new kitchen as well as new flooring and is well presented throughout.

£245,000

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- 3 Bedroom Semi Detached House
- Popular Residential Area
- Refitted Kitchen Diner
- Modern Bathroom with Electric Shower over Bath
- Close to Malcolm Sargent School
- Single Garage & Off street Parking
- Good Sized Fully Enclosed Rear Garden
- Please Refer to Attached KFB For Material Information Disclosures
- NO CHAIN

Entrance

Kitchen/Diner

15'1" x 8'4" (4.60 x 2.54)

Living Room

15'1" x 9'11" (4.60 x 3.02)

First Flooring Landing

Bedroom 1

8'2" x 11'3" (2.49 x 3.43)

Bedroom 2

7'4" x 8'7" (2.24 x 2.62 (2.23 x 2.61))

Bedroom 3

6'9" x 7'4" (2.06 x 2.24)

Bathroom

5'10" x 7'7" (1.78 x 2.31)

Single Garage & Off Street Parking

Fully Enclosed Rear Garden

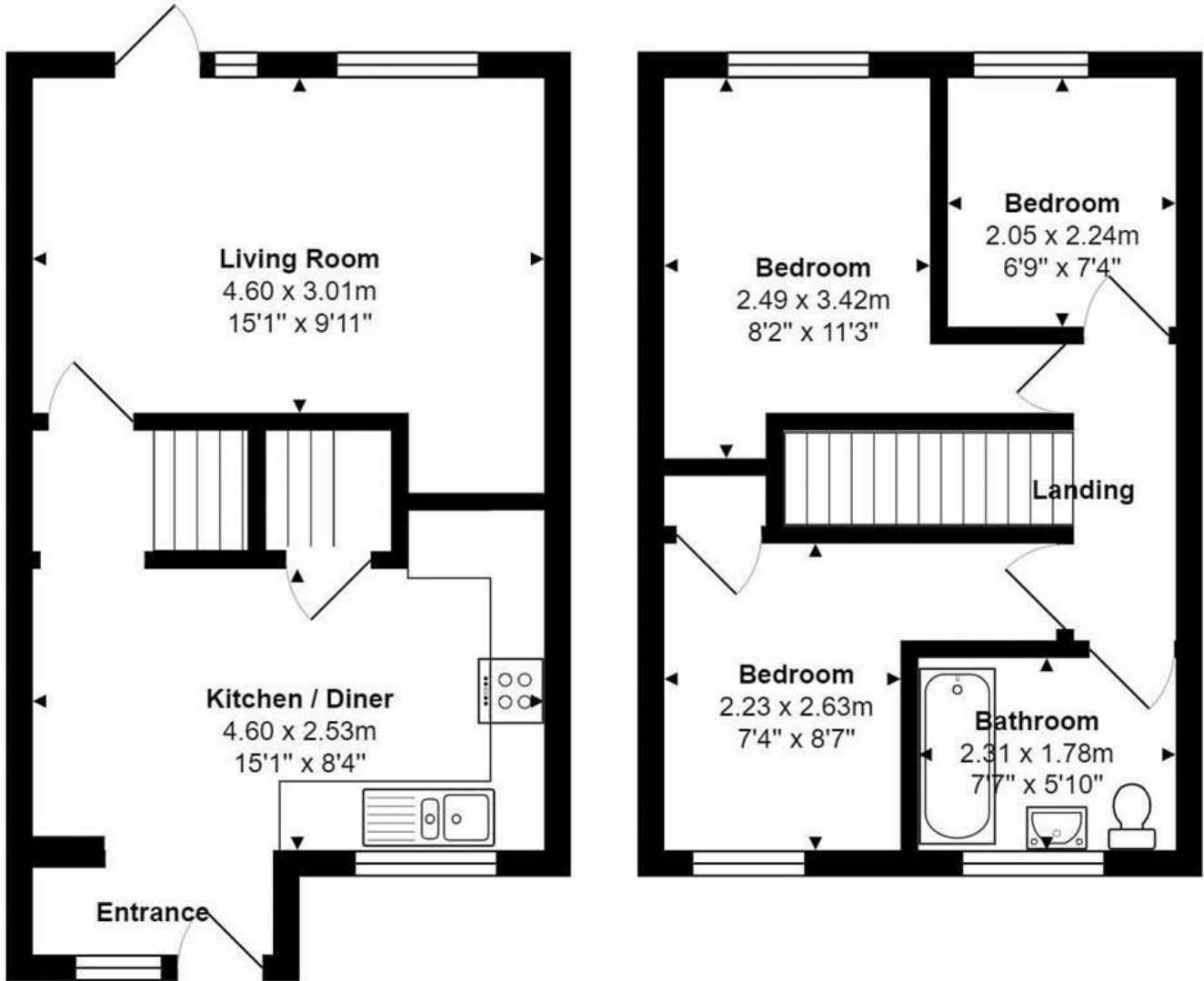


Directions

Please use the following postcode for Sat Nav guidance - PE9 2JY



Floor Plan



Total Area: 65.9 m² ... 710 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 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		89
(81-91) B		
(69-80) C	72	
(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