



## Byron Way Stamford, PE9 2GU

This 2 Bedroom property sits in a small Cul de Sac in a popular residential area of Stamford close to Malcolm Sargent School and other local amenities. The property benefits from a shaker style kitchen and modern storage heating, with light and airy accommodation which is finished to a good standard throughout.

£925 PCM

# Byron Way

Stamford, PE9 2GU



- 2 Bedroom Semi Detached
- Electric Heating
- Family Bathroom
- Modern Kitchen/Diner
- Good Sized Living Room
- EPC Rating D
- Full Enclosed Rear Garden
- Off Street Parking
- Please refer to attached Key Facts for Tenants for Material Information disclosures

## Entrance

## Living Room

15'10" x 12'0" (4.83 x 3.66 (4.82 x 3.65))

## Kitchen/Diner

8'2" x 12'0" (2.49 x 3.66)

## First Floor Landing

## Bedroom 1

10'10" x 8'10" (3.30 x 2.69)

## Bedroom 2

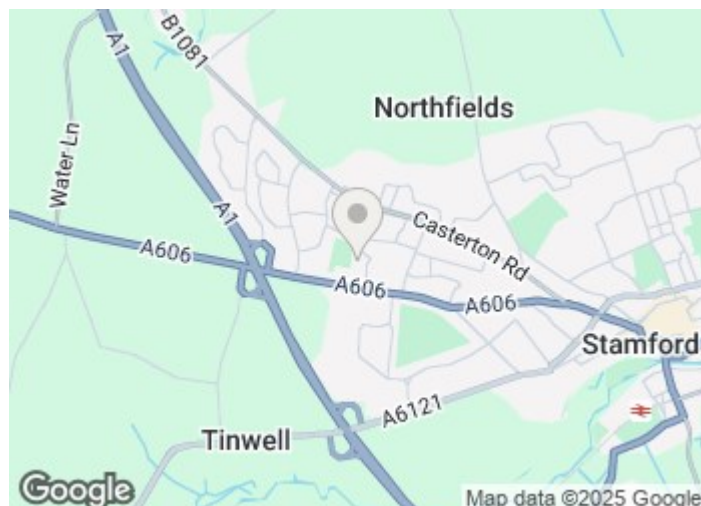
10'7" x 6'6" (3.23 x 1.98)

## Bathroom

5'1" x 7'8" (1.55m x 2.34m)

## Off Street Parking

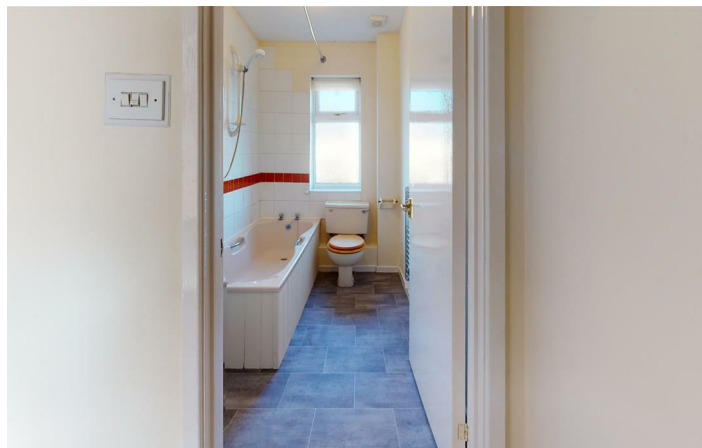
## Enclosed Rear Garden



## Directions

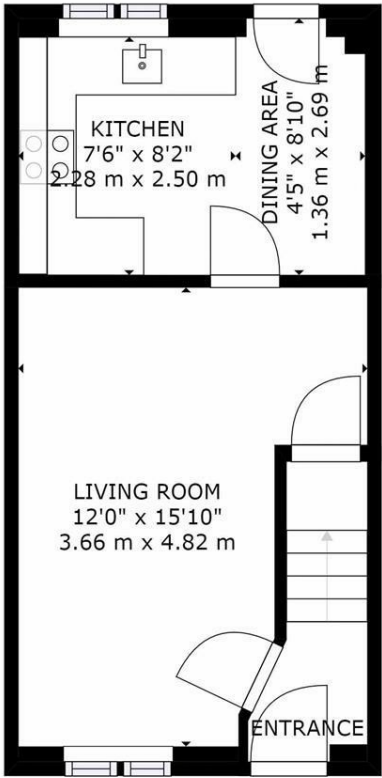
Please use the following postcode for Sat Nav guidance - PE9 2GU



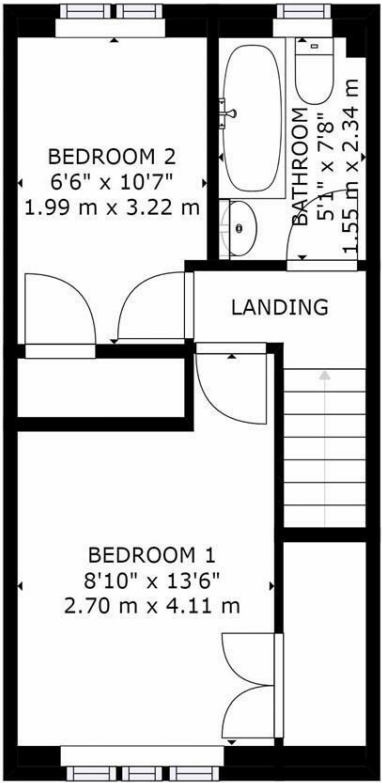




Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 307 sq. ft, 29 m2, FLOOR 2: 309 sq. ft, 29 m2  
TOTAL: 617 sq. ft, 57 m2  
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 firms 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](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

