



## 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.

£925 PCM

# Byron Way

Stamford, PE9 2GU



- 2 Bedroom Semi Detached
- Full Enclosed Rear Garden
- 2 Bedrooms & a Family Bathroom
- Popular residential area
- Off Street Parking
- EPC Rating - E
- Available July 2025
- Good Sized Living Room
- Please refer to attached Key Facts for Buyers for Material Information disclosures

## Entrance

4'9" x 4'1" (1.45m x 1.24m)

## Living Room/Lounge

15'9" x 11'11" (4.82m x 3.64m)

## Kitchen

8'2" x 6'2" (2.49m x 1.90)

## Dining Area

8'2" x 5'8" (2.49m x 1.74m)

## Landing

5'11" x 3'6" (1.82m x 1.07m)

## Bedroom 1

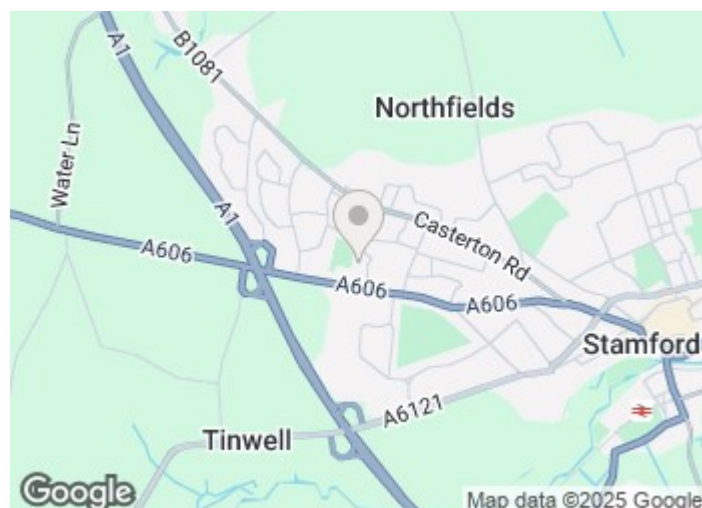
13'5" x 8'9" (4.09m x 2.69m)

## Bedroom 2

10'7" x 6'5" (3.23m x 1.98m)

## Bathroom

7'7" x 5'2" (2.33m x 1.58m)



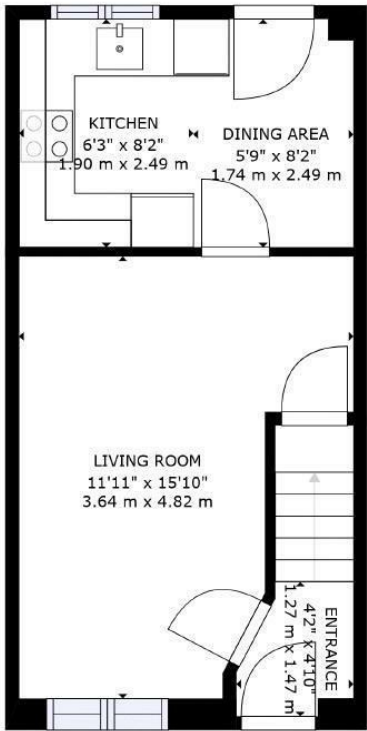
## Directions

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

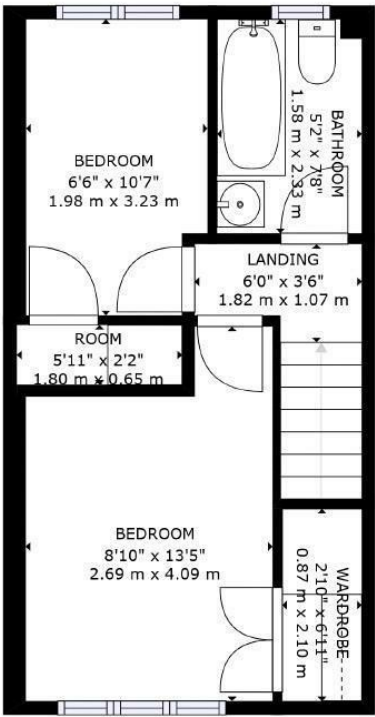




Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 293 sq. ft./27 m2, FLOOR 2: 294 sq. ft./27 m2  
TOTAL: 587 sq. ft./55 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.

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