



Witham Close Stamford, PE9 1SG

A bright and spacious 3-bed mid-terrace home situated within easy walking distance of Stamford town centre, well-regarded schools, the local college and a nearby convenience store. Set in a quiet cul-de-sac within a popular residential area, the property offers generous living accommodation and a pleasant and well-maintained rear garden.

£1,150 PCM

Witham Close

Stamford, PE9 1SG



- 3-Bed Mid-Terrace
- 3 well-proportioned bedrooms
- Ample storage space
- Open Plan Kitchen/Diner
- Modern shower room
- EPC Rating D
- Living Room with Bay Window and Open Fire
- Good-sized rear garden
- Please see Key Facts for Tenants for Material Information Disclosures

Entrance Hall

Living Room

9'2" x 12'10" (2.79 x 3.91)

Kitchen/Dining Room

13'9" x 20'4" (4.19 x 6.20)

Rear Lobby

Cloaks

Stores

Utility Room

7'11" x 6'4" (2.41 x 1.93)

First Floor Landing

Bedroom 1

11'6" x 12'10" (3.51 x 3.91)

Bedroom 2

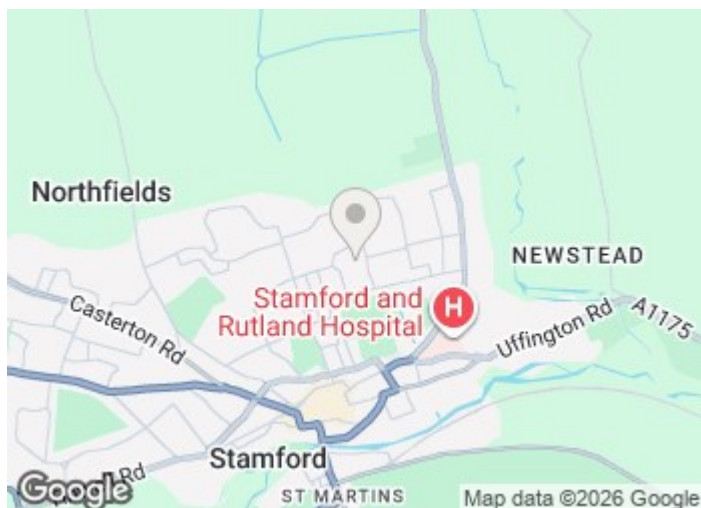
11'5" x 12'10" (3.48 x 3.91)

Bedroom 3

5'2" x 9'4" (1.57 x 2.84)

Shower Room

Front & Rear Gardens



Directions

Please use post code PE9 1SG for Sat-Nav assistance.



Floor Plan



Witham Close, Stamford

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 firm's 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			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	