

8 Banks Crescent, Stamford, PE9 1FJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		81	
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

This well presented modern town house comes with versatile accommodation set over three floors with a stylish open plan kitchen living space on the ground floor. The sitting room on the first floor comes with a Juliet balcony and the Main bedroom with an en-suite on the top floor.

The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The accommodation comprises: - Entrance hall, w/c, open plan living kitchen, landing, sitting room, bedroom three, landing, Main bedroom with en-suite, bedroom two and a family bathroom.

To the rear of the property is a low maintenance, west facing garden with access to the single garage and allocated off street parking space.

In summary, this townhouse on Banks Crescent is a wonderful opportunity for those seeking a comfortable and stylish living space in a desirable location. With its generous reception rooms, three bedrooms, and two bathrooms, it is sure to meet the needs of modern living. Do not miss the chance to make this charming property your new home.

NO CHAIN
Asking Price £315,000 Freehold

- Stylish modern town house
- Main bedroom with en-suite
- Sitting room with Juliet balcony
- West facing low maintenance garden
- Council Tax Band - C, EPC - B
- Open plan living kitchen room
- Two further bedrooms
- Gas fired central heating
- Off street parking and single garage
- NO CHAIN



ACCOMMODATION:

Entrance Hall
3.63m x 2.03m (11'11" x 6'8")

WC
2.03m x 0.89m (6'8" x 2'11")

Open Plan Kitchen Living Space
7.29m x 4.62m (23'11" x 15'2")

First Floor Landing
4.34m x 1.96m (14'3" x 6'5")

Sitting Room
4.65m x 3.91m (15'3" x 12'10")

Bedroom Three
3.28m x 2.54m (10'9" x 8'4")

Second Floor Landing

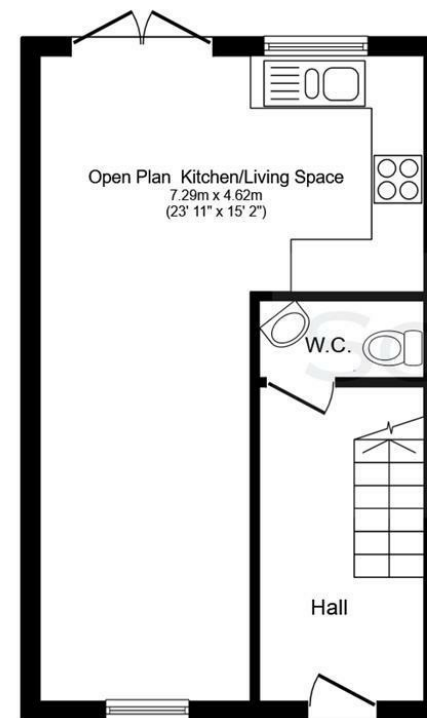
Main Bedroom
3.10m x 2.57m (10'2" x 8'5")

Ensuite
1.91m x 1.42m (6'3" x 4'8")

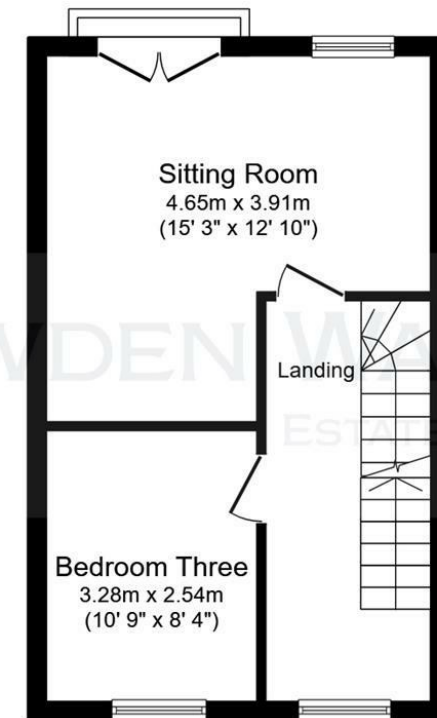
Bedroom Two
3.40m x 2.51m (11'2" x 8'3")

Bathroom
1.98m x 1.96m (6'6" x 6'5")

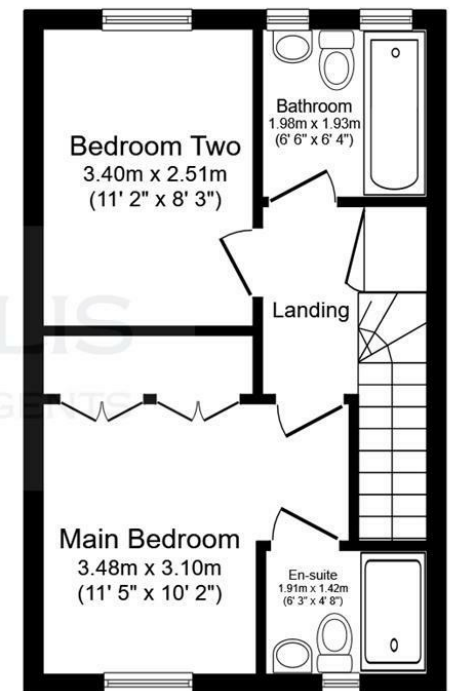
FLOOR PLAN:



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io