

Carisbrooke Grove Stamford, PE9 2GF

Well-presented two-bedroom home with enclosed rear garden and allocated parking, situated in a popular cul-de-sac location close to Stamford town centre and the A1.

£1,195 PCM

Carisbrooke Grove

Stamford, PE9 2GF



- Well-presented two-bedroom home
- Modern fitted kitchen with built-in recently replaced oven and hob
- Enclosed rear garden with patio area
- Popular cul-de-sac location - Easy access to Stamford town centre and A1
- Ground floor WC
- Allocated off-road parking
- Spacious living/dining room with patio doors
- Family bathroom with shower over bath
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

Bathroom

Kitchen

Bedroom

9'3 x 6'1 (2.82m x 1.85m)

12'5 x 5'10 (3.78m x 1.78m)

Downstairs WC

Garden

Living Room/Dining Area

14'3 x 12'5 (4.34m x 3.78m)

First Floor Landing

Bedroom

12'5 x 8'9 (3.78m x 2.67m)

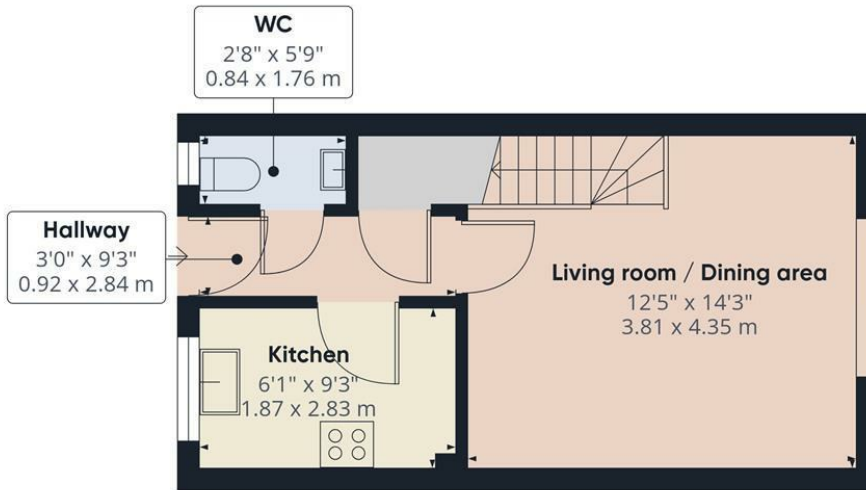


Directions

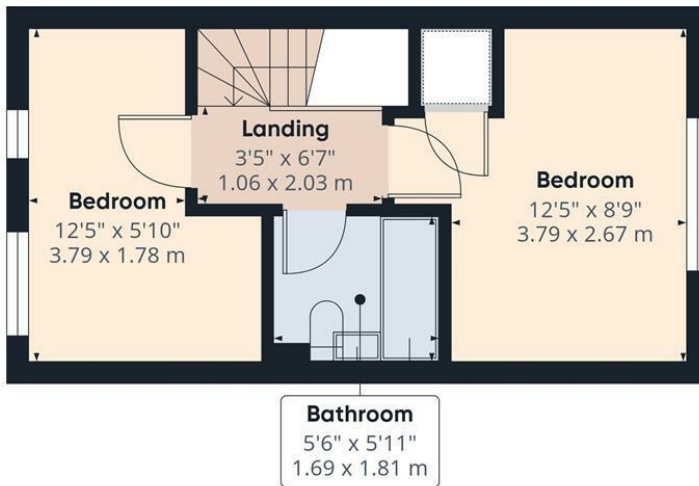
Please use the following postcode for Sat Nav guidance - PE9 2GF



Floor Plan



Ground Floor



Floor 1



Approximate total area⁽¹⁾
553 ft²
51.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	