



## Gresley Drive Stamford, PE9 2ZA

Well-presented modern 2 bedroom terraced property with a spacious lounge/diner, modern kitchen, enclosed rear garden, and allocated parking. Situated in a sought after location on the door step of Stamford Rail Station, walking distance of the Meadows and the Town Centre.

£1,050 PCM

# Gresley Drive

Stamford, PE9 2ZA



- Central Stamford Location
- Good Sized Living/Dining Room
- First floor Bathroom
- 2-Bed House
- Enclosed Rear Garden with patio area
- EPC Rating - D
- Close to the Meadows and Train Station
- Off-Road Allocated Parking
- Please Refer to Key Facts for Tenants for Material Information Disclosures

## Entrance Hall

## Bathroom

## Kitchen

5'10" x 9'7" (1.78m x 2.92m)

## Living/Dining Room

12'3" x 14'6" (3.73m x 4.42m)

## First Floor Landing

## Bedroom 1

12'3" x 11'8" (3.73 x 3.56)

## Bedroom 2

5'10" x 12'8" (1.78 x 3.86)

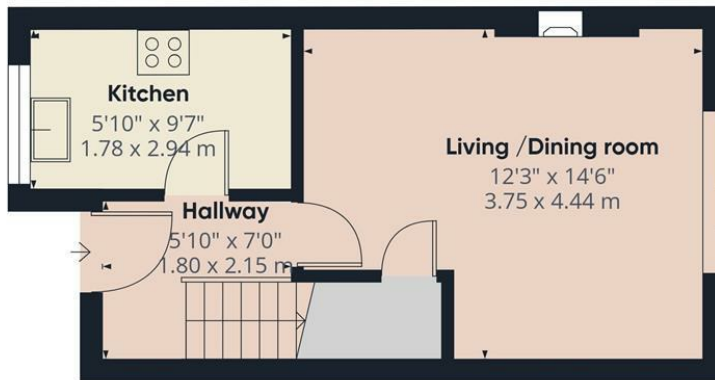


## Directions

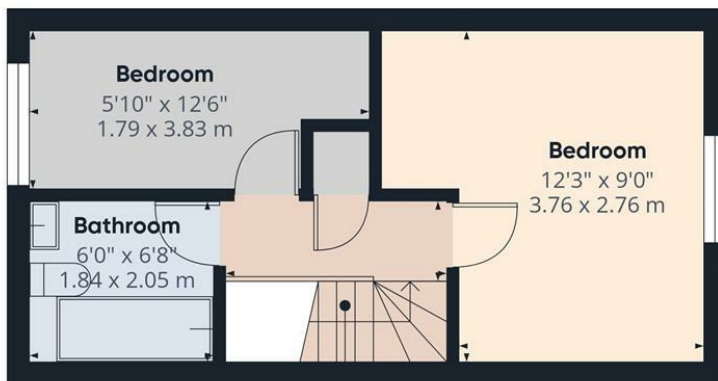
Please use Postcode PE9 2ZA for Sat Nav Guidance



# Floor Plan



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
544 ft<sup>2</sup>  
50.6 m<sup>2</sup>

(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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	