



## Gresley Drive Stamford, PE9 2ZB

A well-presented two-bedroom home with a generous conservatory, enclosed rear garden and allocated parking. The property is ideally situated on the door step of Stamford Railway Station, whilst also within walking distance of the Meadows and the Town Centre.

£1,200 PCM

# Gresley Drive

Stamford, PE9 2ZB



- Spacious Living / Dining Room
- Large Conservatory
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Single Allocated Parking Space
- Popular Residential Location
- Please refer to attached Key Facts for Buyers for Material Information disclosures
- Brand New Boiler
- Family Bathroom
- EPC Rating C

Entrance	Bedroom 1
7'7 x 6'1 (2.31m x 1.85m)	12'5 x 8'9 (3.78m x 2.67m)
Living/Dining Room	Bedroom 2
14'8 x 12'5 (4.47m x 3.78m)	12'1 x 5'11 (3.68m x 1.80m)
Conservatory	Bathroom
11'5 x 10'0 (3.48m x 3.05m)	6'5 x 6'1 (1.96m x 1.85m)
Kitchen	Enclosed Rear Courtyard Garden
10'1 x 6'0 (3.07m x 1.83m)	Allocated Parking in Communal
First Floor Landing	Parking Area to Rear

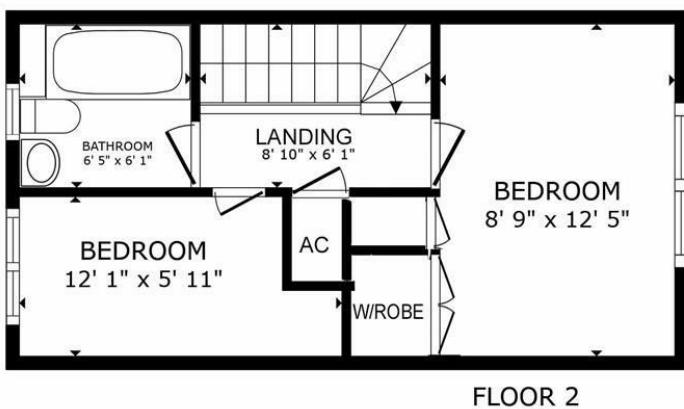


## Directions

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



## Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1 418 sq.ft. FLOOR 2 303 sq.ft.  
 TOTAL : 721 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(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	