



## Edinburgh Road Stamford, PE9 1HH

3 bedroom mid-terraced house set in a quiet residential area, located just over a short walk from Stamford Town Centre, and also offering convenient access to the local amenities and schooling.

£220,000

# Edinburgh Road

Stamford, PE9 1HH



- Established Mid Terraced Home
- 3 Bedroom (2 Doubles & 1 Single)
- Family Bathroom & Ground Floor Cloakroom
- Popular Residential Area
- Living Room
- Front & Rear Garden
- Close to Town, Amenities & Schooling
- Kitchen Breakfast Room
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

12'5" x 4'4" (3.78m x 1.32m)

## Living Room

12'3" x 17'6" (3.73m x 5.33m)

## Kitchen Breakfast Room

11'1" x 11'2" (3.38m x 3.40m)

## Cloakroom

2'3" x 6'0" (0.69m x 1.83m)

## Landing

9'7" x 5'8" (2.92m x 1.73m)

## Bedroom 1

13'4" x 11'5" (4.06m x 3.48m)

## Bedroom 2

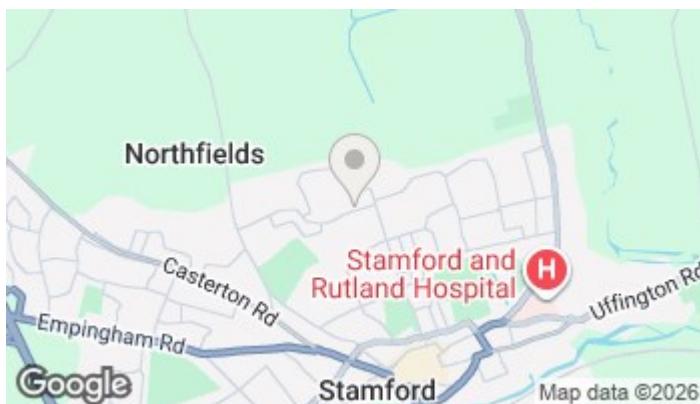
10'5" x 11'5" (3.18m x 3.48m)

## Bedroom 3

9'1" x 8'3" (2.77m x 2.51m)

## Family Bathroom

6'10" x 5'8" (2.08m x 1.73m)

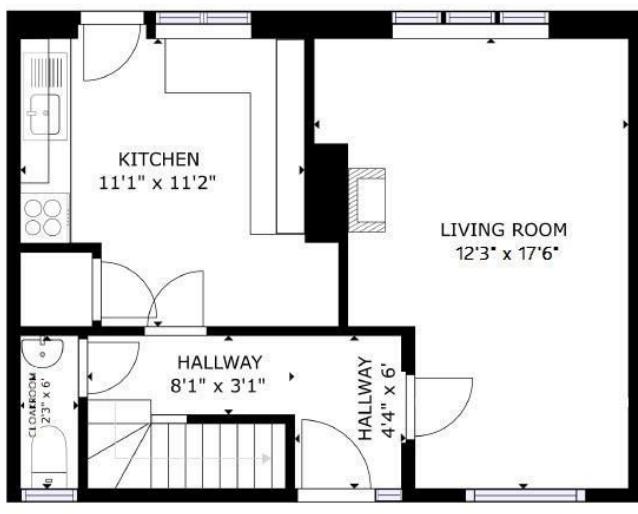


## Directions

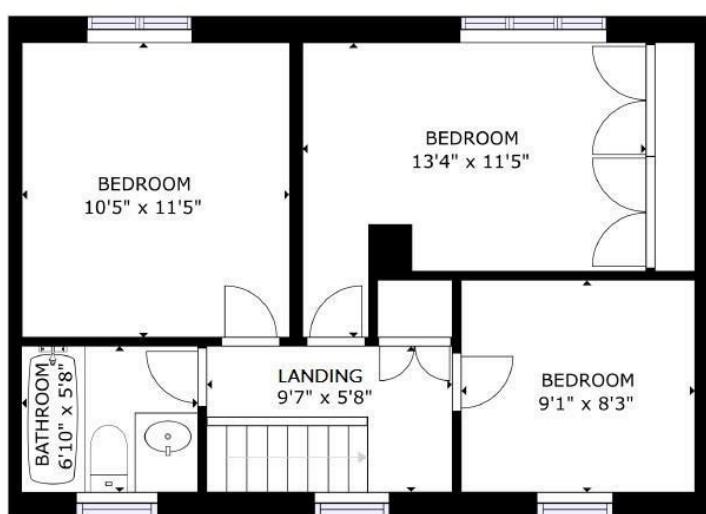
Please use the following postcode for Sat Nav guidance - PE9 1HH



## Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 425 sq ft, FLOOR 2: 479 sq ft  
 TOTAL: 904 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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 firms 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		88
(81-91) B		
(69-80) C		66
(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	