



17 Rock Road, Stamford, PE9 2PT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.

Located in an enviable location, within close proximity to Stamford Town Centre, local amenities and the A1, this property is being sold with no onward chain and ready to move into! Split over three floors, there are some lovely character features, including exposed stone walls. Benefitting from modernization throughout, this home is one not to miss.

On entry, there is a convenient porch, leading into the dual aspect open plan lounge diner. On the lower ground floor is the modern kitchen and refitted shower room. In addition, there is access to the pretty courtyard garden. On the first floor are two double bedrooms, both with fitted cupboards, and the airing cupboard housing a brand new boiler.

This would be a great opportunity for an array of buyers; looking for your first home, a characterful investment for an air bnb, longer term tenants or to relocate into Stamford's beautiful town centre!

**£275,000 Freehold**

- Walking distance to the town centre & Waitrose
- Open plan lounge diner
- Modern style kitchen
- Courtyard garden with views over Stamford
- Council Tax Band - B, EPC - D



- Modernised town house
- Two bedrooms
- Accommodation set over three floors
- Gas fired central heating
- NO CHAIN

## ACCOMMODATION:

**Entrance Vestibule**

2.95m x 2.92m (9'8 x 9'7)

**Sitting Room Area**

3.84m x 2.97m (12'7 x 9'9)

**Dining Area**

3.84m x 2.95m (12'7 x 9'8)

**Kitchen**

3.63m x 2.84m (11'11 x 9'4)

**Shower Room**

**Rear Entrance Hall**

**Landing**

**Main Bedroom**

3.84m x 2.92m (12'7 x 9'7)

**Bedroom Two**

## FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox