

## Fennell Way Stamford, PE9 3DH

\*\*\* 25% Shared Ownership\*\*\* Situated on the popular Exeter Fields development on the west side of Stamford is this 1 bedroom Cluster House, which is beautifully presented throughout and offers good-sized accommodation and 2 allocated off road parking spaces. The property is convenient for both The A1 and Stamford's Town Centre as well as many other local amenities.

25% Shared Ownership £50,000

# Fennell Way

Stamford, PE9 3DH



- Shared Ownership Opportunity
- Gas Central Heating
- Allocated Parking for Two Vehicles
- One Bedroom Cluster House
- Potential to Purchase a Higher Share of Ownership
- Small Garden to Front
- Open-plan Living/Kitchen/Dining Room
- Ideal First Time Buy
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

Cloakroom

Open Plan Kitchen/Living/Dining Room

Landing

Bedroom

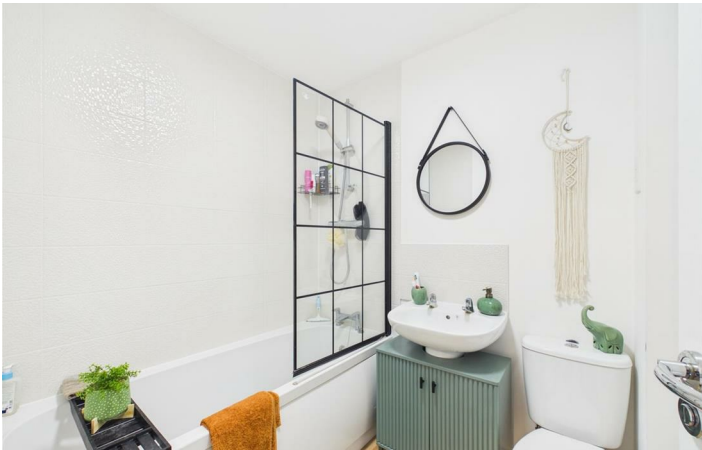
Bathroom

2 Allocated Off Road Packing Spaces

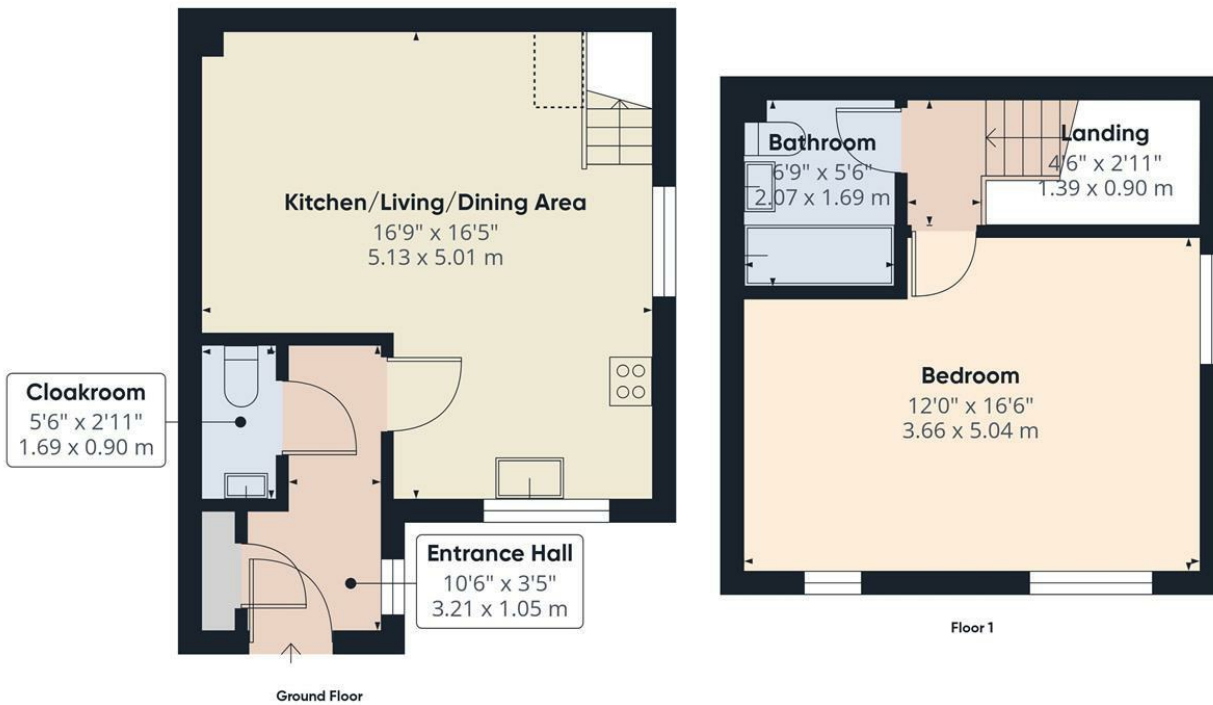


## Directions

Please use the following postcode for Sat Nav guidance - PE9 3DH



# Floor Plan



**Approximate total area<sup>(1)</sup>**

539 ft<sup>2</sup>  
50.1 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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>			<b>98</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	