

Garratt Road Stamford, PE9 2ZD

A beautifully presented two-bedroom home in a sought-after location, just a short walk from Stamford Railway Station, the Town Meadows and the town centre. Featuring a brand-new fitted kitchen with integrated appliances, a modern shower room, an enclosed rear garden and allocated parking, this property offers stylish and convenient living.

£1,100 PCM

Garratt Road

Stamford, PE9 2ZD



- Well-Presented 2-bed Mid-Terrace House
- Brand New Kitchen with Integrated Appliances
- Low Maintenance Rear Courtyard
- Close to Railway Station, the Meadows and Town Centre
- Recently Fitted Shower Room
- Please Refer to Key Facts for Tenants for Material Information Disclosures
- Two Bedrooms with Storage
- Allocated Parking Space

Porch

2'11" x 3'7" (0.89m x 1.09m)

Living Room

13'9" x 13'0" (4.19m x 3.96m)

Kitchen Diner

13'8" x 9'1" (4.17m x 2.77m)

Landing

6'0" x 5'0" (1.83m x 1.52m)

Bedroom 1

10'3" x 8'10" (3.12m x 2.69m)

Bedroom 2

7'4" x 9'4" (2.24m x 2.84m)

Shower Room

6'1" x 5'6" (1.85m x 1.68m)

Enclosed Rear Courtyard

Allocated Parking Space



Directions

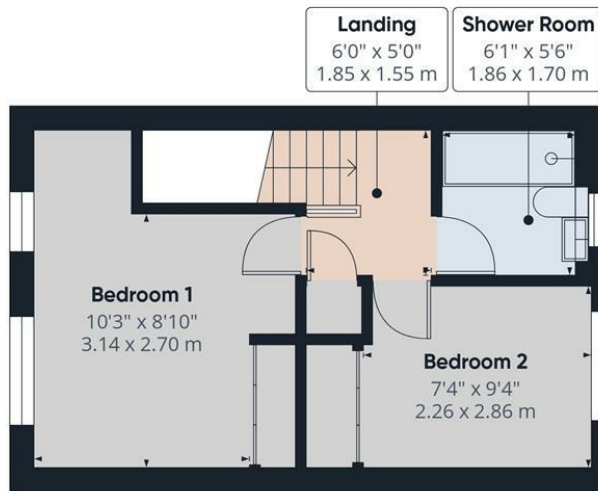
Please use the following postcode for Sat Nav guidance - PE9 2ZD



Floor Plan



Ground Floor



Floor 1



Approximate total area⁽¹⁾

592 ft²
54.9 m²

Reduced headroom

14 ft²
1.3 m²

(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) A			87
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	