

2 Willow Road, Stamford, Lincolnshire, PE9 2FF

Located in a popular residential location close to local schooling, this two bedroom semi-detached home offers superb potential as well as easy access to the town centre and A1. The property comes with uPVC double glazing and gas fired central heating, as well as a kitchen diner and modern bathroom, and will be newly decorated and re-carpeted.

The accommodation comprises: - Entrance porch, spacious sitting room, kitchen diner, landing, Master bedroom, second bedroom and bathroom.

To the front of the property is off street parking which leads to a single garage, whilst to the rear is an enclosed patio and lawned garden.

Council Tax Band B. EPC rating D. Deposit £865.00. Sorry, No pets.

Available from 3rd April.

£750 Per calendar month

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		57	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.

- Semi-detached home
- Close to Malcolm Sargent Primary School
- Kitchen diner
- uPVC double glazing
- Off street parking and single garage

- Two bedrooms
- Spacious sitting room
- Modern bathroom suite
- Deposit - £865
- EPC - D



ACCOMMODATION:

Entrance Porch

Sitting Room
3.96m x 3.89m (13' x 12'9)

Kitchen Diner
3.94m x 2.39m (12'11 x 7'10)

Landing

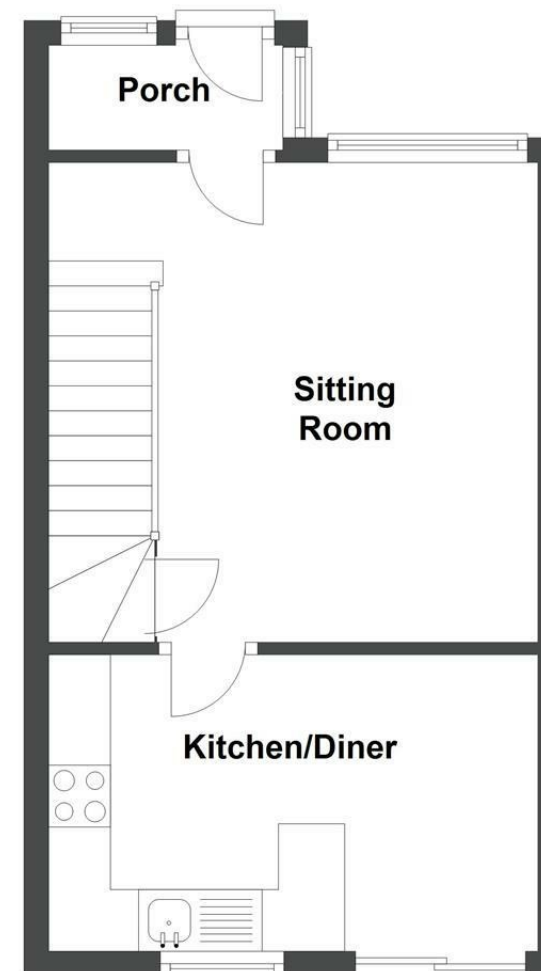
Master Bedroom
2.97m x 2.95m (9'9 x 9'8)

Bedroom Two
3.40m x 2.03m (11'2 x 6'8)

Bathroom

FLOOR PLAN:

Ground Floor



First Floor

