



## 35 West Street Gardens, Stamford, Lincolnshire, PE9 2QB

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(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	

Situated a short walk to the town centre is this two bedroom end terrace property in a popular cul-de-sac location.

The accommodation comprises entrance hall, lounge, kitchen with fridge freezer and cooker, rear utility/storage room, Master bedroom, second bedroom and bathroom with shower over bath.

There is a lawned garden to both the front and rear of the property and a useful storage shed.

Council Tax Band B. EPC rating E. Available early April. Deposit £790. Sorry, no pets.

**£685 Per calendar month**

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.

- Two bedroom home
- Close to the town centre
- Lawned garden to front and rear
- EPC- E
- Available early April

- Cul-de-sac location
- Gas fired central heating
- Council Tax Band - B
- Deposit: £790

**ACCOMMODATION:**

**Entrance Hall**

**Lounge**  
4.52m x 3.23m (14'10 x 10'7)

**Kitchen**  
4.24m x 2.01m (13'11 x 6'7)

**Utility**  
3.43m x 1.45m (11'3 x 4'9)

**Landing**

**Master Bedroom**  
3.78m x 3.23m (12'5 x 10'7)

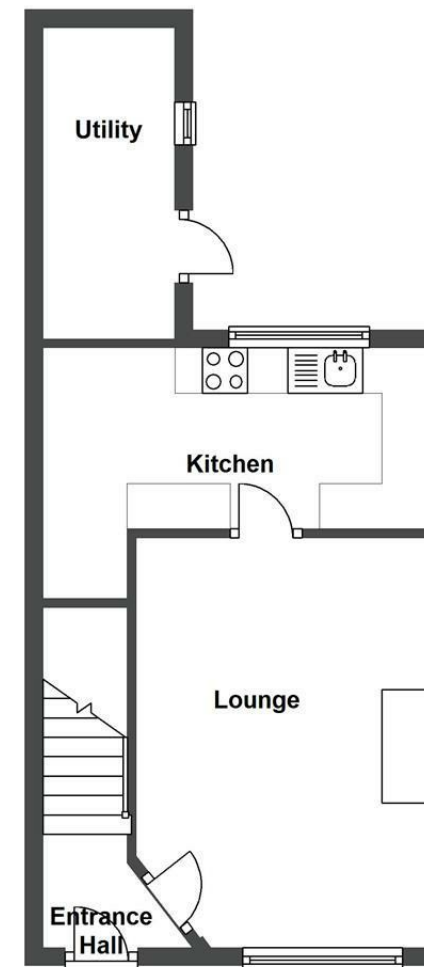
**Bedroom Two**  
2.79m x 2.24m (9'2 x 7'4)

**Bathroom**

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

