



## 15 Christ Church Close, Stamford, PE9 1HS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Set in a tucked away position, this well presented two bedroom semi-detached bungalow comes with a good sized west facing garden and conservatory, as well as being within walking distance of the town centre. There is gas fired central heating and uPVC double glazed windows.

The accommodation comprises: - Entrance hall, sitting room, kitchen, conservatory, two bedrooms and a bathroom.

There is an allocated off street parking space and the rear west facing lawn garden also comes with a patio area.

NO CHAIN

**Asking price £220,000 Freehold**

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.

- Tucked away position
- Two bedrooms
- Sitting room & conservatory
- Gas fired central heating
- Allocated off street parking space

- Easy access to the town centre
- Semi-detached bungalow
- Well presented throughout
- West facing patio & lawn garden
- NO CHAIN, EPC -



#### ACCOMMODATION:

##### Entrance Hall

**Sitting Room**  
5.18m x 2.64m (17' x 8'8)

**Kitchen**  
2.51m x 2.49m (8'3 x 8'2)

**Conservatory**  
4.17m x 2.34m (13'8 x 7'8)

**Master Bedroom**  
3.56m x 2.64m (11'8 x 8'8)

**Bedroom Two**  
2.82m x 2.51m (9'3 x 8'3)

**Bathroom**  
2.51m x 1.80m (8'3 x 5'11)

#### FLOOR PLAN:



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