



5 Albert Road, Stamford, Lincolnshire, PE9 2EA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Extended semi-detached home set in the centre of town and within a short walk of the train station. This two double bedroom home has a stylish breakfast kitchen benefiting from three patio doors that provide super levels of light and lead to the west facing enclosed garden. There is a spacious lounge diner that used to be two rooms and the ground floor comes with underfloor heating.

Accommodation comprises: - Entrance hall, lounge diner, breakfast kitchen, cloakroom, landing, two double bedrooms and bathroom with a bath and separate shower.

There is a working open fire in the lounge, feature fire places in both bedrooms as well as in built storage and replacement windows. The property comes with gas fired central heating and is offered with NO CHAIN.

To the rear is a west facing patio and lawned garden, with side access, as well as a vegetable plot and shed.

Guide price £465,000 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.

- Town centre location
- Two double bedrooms
- Spacious lounge diner
- Gas fired central heating
- Walking distance to the train station

- Stunning breakfast kitchen
- Extended to the rear
- Underfloor heating
- West facing enclosed garden
- NO CHAIN, EPC -



ACCOMMODATION:

Entrance Hall 3.15m x 2.49m (10'4 x 8'2)

Lounge Diner
6.53m x 4.90m (21'5 x 16'1)

Breakfast Kitchen
4.50m max x 4.47m max (14'9 max x 14'8 max)

Cloakroom
2.31m x 0.79m (7'7 x 2'7)

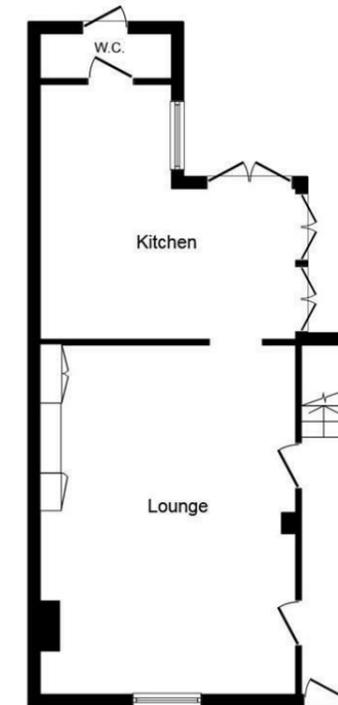
Landing

Master Bedroom
3.45m x 3.12m (11'4 x 10'3)

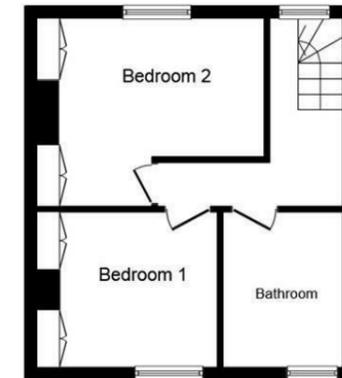
Bedroom Two
4.04m max x 3.30m (13'3 max x 10'10)

Bathroom

FLOOR PLAN:



Ground Floor



First Floor

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