



## Emmanuel Road Stamford, PE9 1JE

This well-presented semi-detached bungalow is located in an established residential area on the north side of town. Situated in a quiet cul-de-sac, the property occupies a good sized plot and benefits from a south-facing rear garden, along with ample off-road parking.

£250,000

# Emmanuel Road

Stamford, PE9 1JE



- 2 Bedroom Semi Detached Bungalow
- Living Room
- Driveway Parking for 2/3 Vehicles
- Popular Residential Area
- Kitchen Diner
- Established Gardens
- Quiet Cul-De-Sac Position
- 2 Bedrooms & Shower Room
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

5'10" x 14'5" (1.78m x 4.39m)

## Living Room

16'4" x 8'9" (4.98m x 2.67m)

## Bedroom

11'8" x 11'3" (3.56m x 3.43m)

## Bedroom 2

8'9" x 8'8" (2.67m x 2.64m)

## Shower Room

5'10" x 5'5" (1.78m x 1.65m)

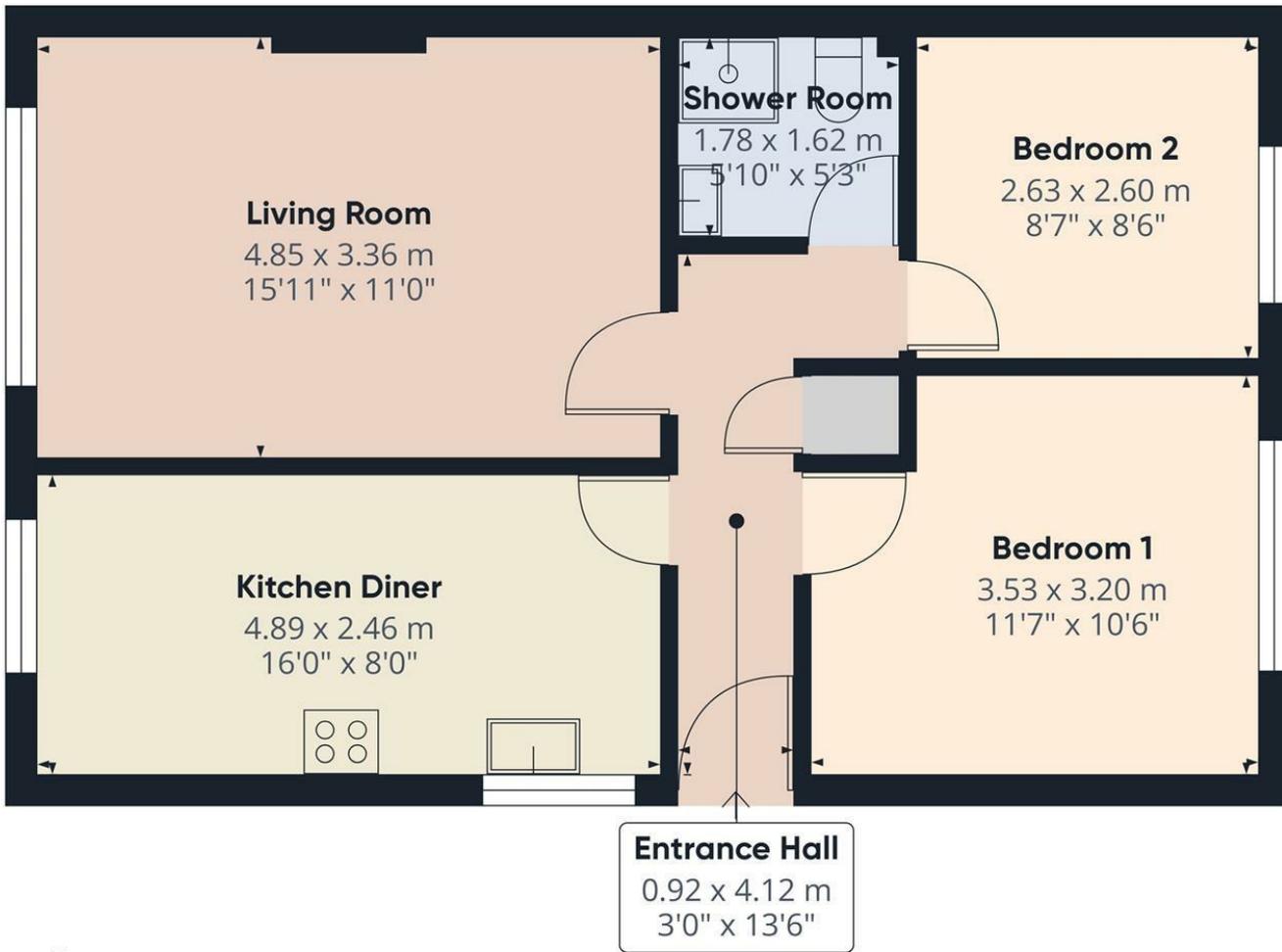


## Directions

Please use the following postcode for Sat Nav guidance - PE9 1JE



# Floor Plan



Approximate total area<sup>(1)</sup>  
54.9 m<sup>2</sup>  
590 ft<sup>2</sup>

(1) Excluding balconies and terraces

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
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	