



Byron Way Stamford, PE9 2GU

Two bedroom semi-detached house located in a sought-after residential location just off Empingham Road, close to the many local amenities, walking distance to Malcolm Sargent Primary School and offering very easy access to the A1.

£995 Per Month

Byron Way

Stamford, PE9 2GU



- Semi-Detached House
- Single Garage & Driveway Parking
- Enclosed South Facing Garden
- Two Bedrooms
- Close to Schools and Amenities
- EPC Rating C
- Kitchen/Dining Room
- Easy Access to the A1
- Please see Key facts for Tenants for Material Information Disclosures

Entrance

Living Room

13'3 x 10'11 (4.04m x 3.33m)

Kitchen/Dining

13'10 x 8'6 (4.22m x 2.59m)

First Floor Landing

Bedroom 1

10'8 x 10'0 (3.25m x 3.05m)

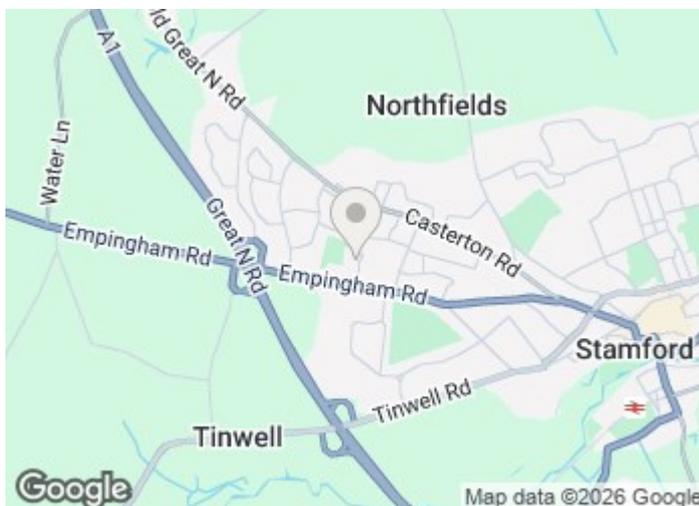
Bedroom 2

10'4 x 6'9 (3.15m x 2.06m)

Bathroom

Single Garage + Off Street Parking

Enclosed Rear Garden

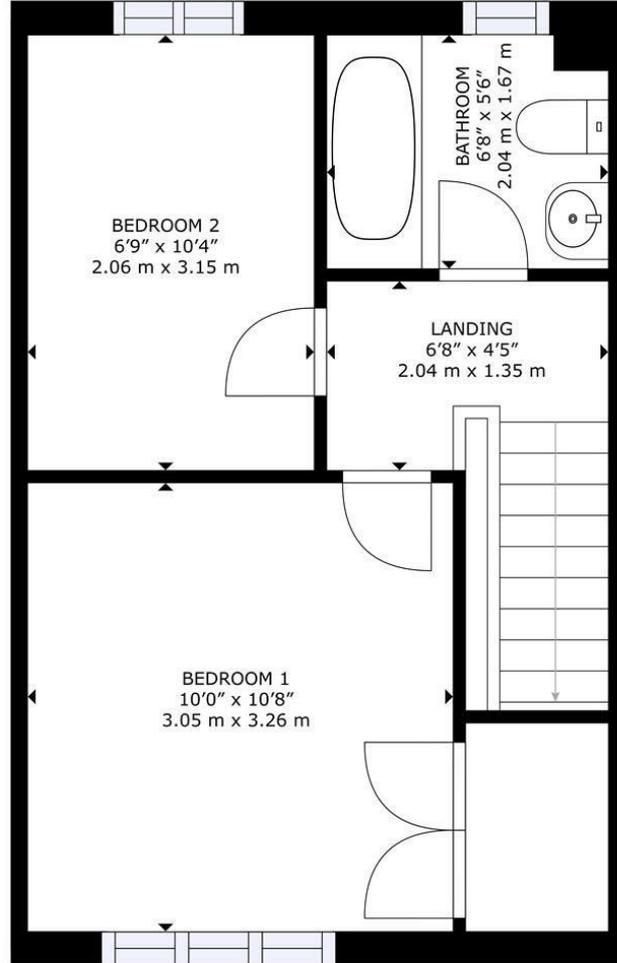
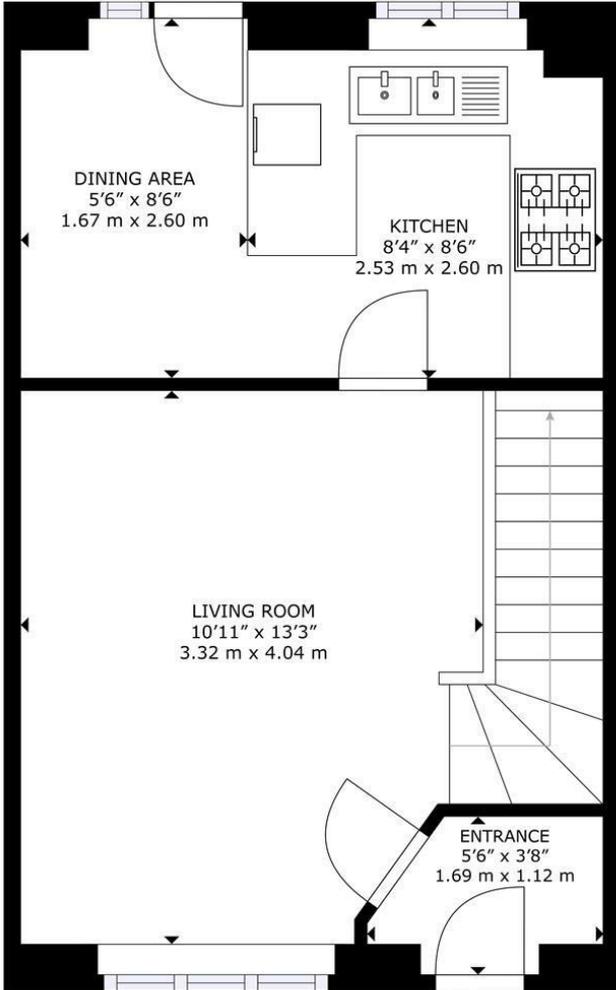


Directions

Please use postcode PE9 2GU for Sat-Nav guidance



Floor Plan



GROSS INTERNAL AREA
 1ST FLOOR: 312 sq. ft, 28 m²
 2ND FLOOR: 292 sq. ft, 27 m²
 TOTAL: 604 sq. ft, 55 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(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	