



Argyll Way

Stamford, PE9 2XQ

EXTENDED, FULLY REFURBISHED & FINISHED TO AN EXCEPTIONAL STANDARD - this three-bedroom semi-detached home features a stunning open-plan kitchen/dining/family room and is ideally located close to Stamford town centre and local schooling.

£1,695 PCM

Argyll Way

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- Exceptionally Presented 3 Bed Semi-Detached House
- Convenient for the A1, the Town Centre & Malcolm Sargent Primary School/St Gilberts
- Please Note - Further Landscaping to the rear garden be undertaken by landlord as soon as weather permits
- Situated in this Popular Residential Location
- Living Room
- Driveway Parking for 2 Vehicles
- Stunning Open Plan Kitchen/Dining/Family Room
- Small Utility Area & Separate WC
- Please refer to attached Material Information (Key Facts for Tenants) below for material disclosures

Entrance Hallway

12'5" x 6'0" (3.78m x 1.83m)

Cloakroom

4'3" x 2'7" (1.30m x 0.79m)

Living Room

16'10" x 10'10" (5.13m x 3.30m)

Kitchen

11'10" x 17'2" (3.61m x 5.23m)

Dining/Family Room

8'7" x 20'3" (2.62m x 6.17m)

Utility

10'10" x 3'7" (3.30m x 1.09m)

Landing

8'1" x 7'0" (2.46m x 2.13m)

Bedroom 1

14'0" x 9'10" (4.27m x 3.00m)

Bedroom 2

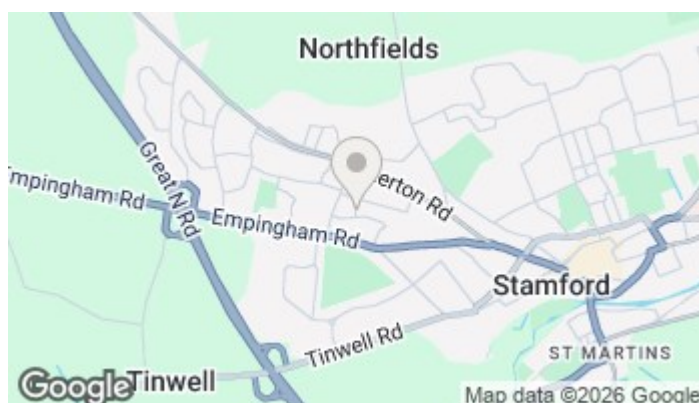
12'4" x 10'9" (3.76m x 3.28m)

Bedroom 3

7'9" x 7'0" (2.36m x 2.13m)

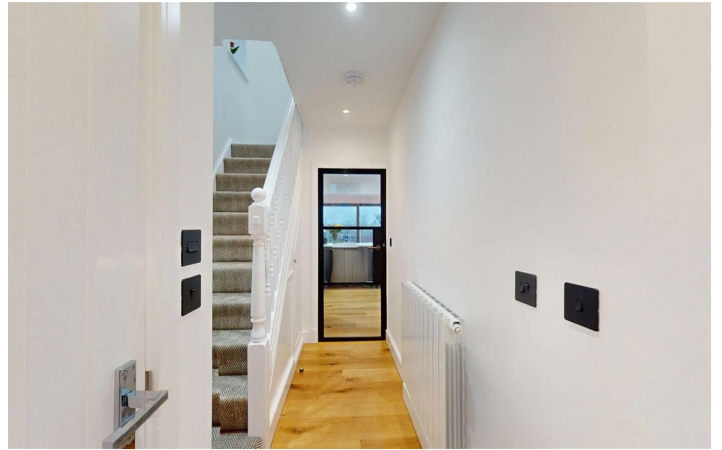
Family Bathroom

7'4" x 6'1" (2.24m x 1.85m)

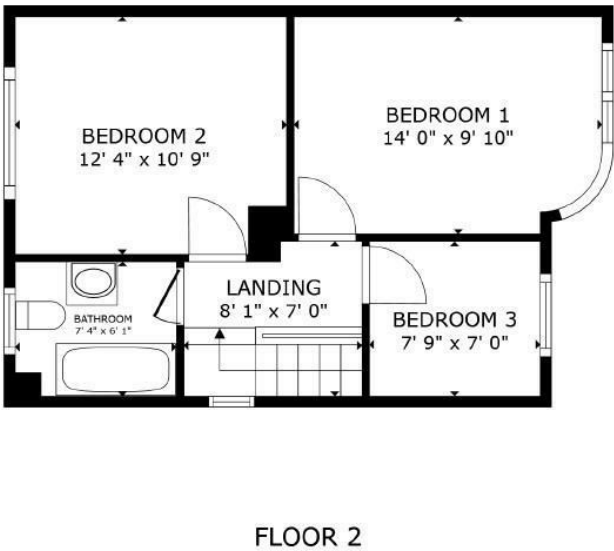
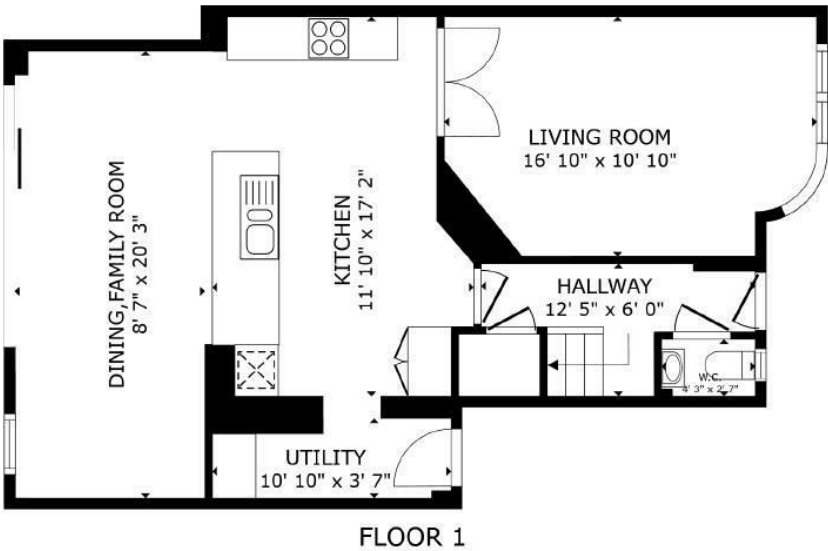


Directions

Please use the following postcode for Sat Nav guidance - PE9 2XQ



Floor Plan



GROSS INTERNAL AREA
FLOOR 1 674 sq.ft. FLOOR 2 433 sq.ft.
TOTAL : 1,107 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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