



Gresley Drive Stamford, PE9 2ZB

A well-presented two-bedroom home with a generous conservatory, enclosed rear garden and allocated parking. The property is ideally situated on the door step of Stamford Railway Station, whilst also within walking distance of the Meadows and the Town Centre.

£1,150 PCM

Gresley Drive

Stamford, PE9 2ZB



- Spacious Living / Dining Room
- Modern Fitted Kitchen
- Single Allocated Parking Space
- Please refer to attached Key Facts for Buyers for Material Information disclosures
- Large Conservatory
- Enclosed Rear Garden
- Popular Residential Location
- Brand New Boiler
- Family Bathroom
- EPC Rating C

Entrance

7'7 x 6'1 (2.31m x 1.85m)

Bedroom 1

12'5 x 8'9 (3.78m x 2.67m)

Living/Dining Room

14'8 x 12'5 (4.47m x 3.78m)

Bedroom 2

12'1 x 5'11 (3.68m x 1.80m)

Conservatory

11'5 x 10'0 (3.48m x 3.05m)

Bathroom

6'5 x 6'1 (1.96m x 1.85m)

Kitchen

10'1 x 6'0 (3.07m x 1.83m)

Enclosed Rear Courtyard Garden

Allocated Parking in Communal

Parking Area to Rear

First Floor Landing



Directions

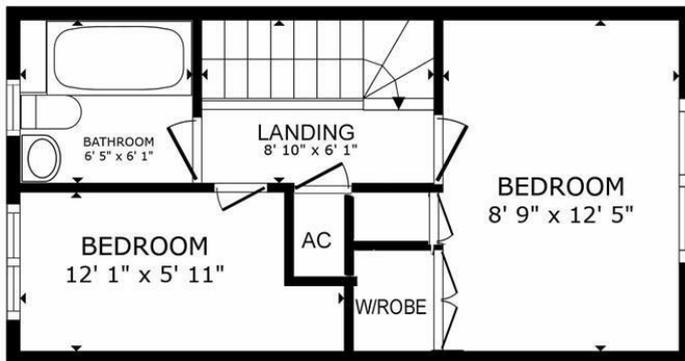
Please use the following postcode for Sat Nav guidance - PE9 2ZB



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 418 sq.ft. FLOOR 2 303 sq.ft.
 TOTAL : 721 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			91
(81-91) B			
(69-80) C		71	
(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	