



Ancaster Road Stamford, PE9 1DG

Well-presented 2-bedroom mid-terrace home in a quiet cul-de-sac, offering a bright lounge/diner, modern kitchen, enclosed rear garden, and garage.

£950 PCM

Ancaster Road

Stamford, PE9 1DG



- Two double bedrooms
- Fitted kitchen with good storage
- Gas central heating & uPVC double glazing
- Key facts for Tenants - Material Information Disclosures
- Mid-terrace home
- Modern bathroom with shower over bath
- Garage in nearby block + Off-road parking (no dropped kerb)
- Bright lounge/diner with garden access
- Enclosed rear garden with patio and lawn
- Easy access to town centre & amenities

Porch

Kitchen

12'1 x 7'1 (3.68m x 2.16m)

Living Room

12'1 x 15'5 (3.68m x 4.70m)

First Floor Landing

Bedroom

12'2 x 8'0 (3.71m x 2.44m)

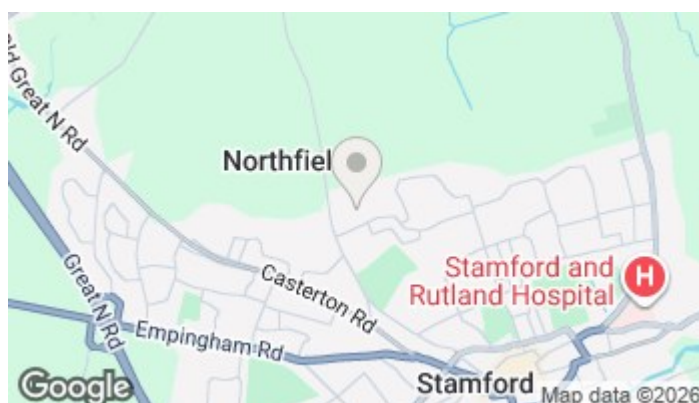
Bathroom

Bedroom

12'1 x 7'3 (3.68m x 2.21m)

Garden

Garage

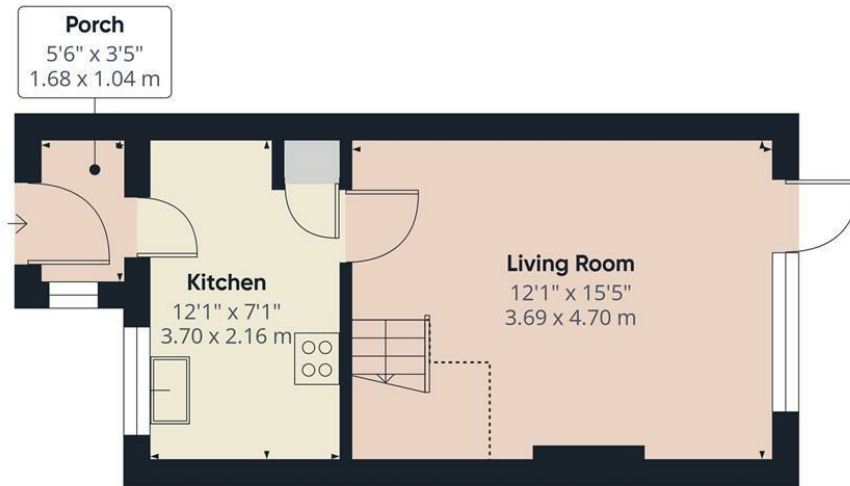


Directions

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



Floor Plan



Ground Floor



Floor 1



Approximate total area⁽¹⁾

535 ft²
49.8 m²

Reduced headroom

23 ft²
2.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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
Very energy efficient - lower running costs			
(92 plus) A			93
(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	