



## Empingham Road Stamford, PE9 2RH

This extremely well presented 2 Bedroom mid terrace character cottage, set towards the bottom of Empingham Road, is just a few minutes walk from Stamford Town Centre, Waitrose and the local schools.

£995 PCM

# Empingham Road

Stamford, PE9 2RH



- 2 Bedroom Mid Terrace Character Cottage
- Good sized Kitchen/diner & Separate Living Room
- EPC Rating C
- Popular Location just a few minutes from the Town Centre
- 2 Double Bedrooms on First Floor
- Please refer to attached Material Information (KFT) below for material disclosures
- Fully Enclosed Courtyard Garden
- Ground Floor Bathroom with Shower over Bath

## Living Room

13'0" x 11'10" (3.96 x 3.61)

## Kitchen/Diner

9'8" x 11'9" (2.95 x 3.58)

## Inner Hall

## Bathroom

## First floor Landing

## Bedroom 1

11'11" x 11'9" (3.63 x 3.58)

## Bedroom 2

9'8" x 8'6" (2.95 x 2.59)

Fully enclosed south facing rear garden

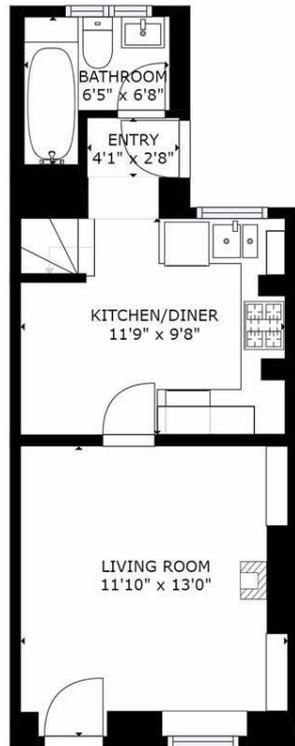


## Directions

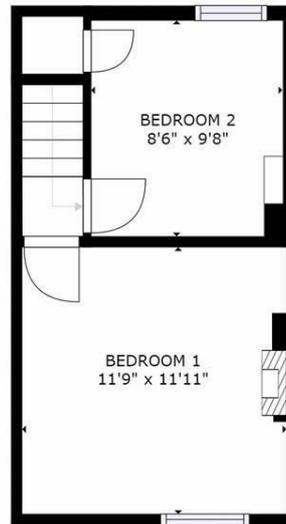
Please use postcode PE9 2YR for Sat-Nav assistance



# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 329 sq. ft, FLOOR 2: 259 sq. ft  
 TOTAL: 588 sq. ft  
 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) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	