31 Willoughby Road, Stamford PE9 1SP £175,000

*** IDEAL FIRST TIME BUY OR INVESTMENT *** This well presented two bedroom property briefly comprises entrance hall, lounge, kitchen/diner and downstairs 'cloakroom. Upstairs, there are two bedrooms and a modern family bathroom. Externally, there is a well kept, enclosed front garden, edged by mature hedging, gated to the front. To the rear, there is an enclosed rear courtyard. Call 01780 757788 to arrange your personal viewing. EPC Energy Rating C / Council Tax Band A.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL
Radiator, stairs to first floor accommodation.

LOUNGE
11' 11" x 10' 0" (3.64m x 3.06m) (approx) Under stair cupboard, radiator, built in shelving. UPVC double glazed window to the front.

KITCHEN / DINER
12' 0" x 7' 8" (3.65m x 2.33m) (approx) Fitted with a range of eye level and base units with worktop over. Sink and drainer with tiled splashback. Oven, gas hob. Space and plumbing for washing machine and tumble dryer, radiator, tiled flooring. UPVC double glazed window to the rear.

REAR HALLWAY
Radiator, inset spotlights, tiled flooring. Door to courtyard garden.

CLOAKROOM
Tiled flooring, radiator, WC. UPVC double glazed window to the rear.

LANDING
Loft access, radiator.

BEDROOM ONE
12' 2" x 10' 1" (3.71m x 3.07m) (approx) UPVC double glazed window to the front, two built in wardrobes, two radiators.

BEDROOM TWO
9' 1" x 7' 9" (2.77m x 2.36m) (approx) UPVC double glazed window to the rear. Radiator.

BATHROOM
Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Part tiled, heated towel rail, extractor fan. UPVC double glazed window to the rear.

OUTSIDE
To the front, the garden is laid to lawn and edged with mature hedging. Gated to the front, with a path leading to the front door.

To the rear, an enclosed courtyard, gated to the rear.

AGENT NOTE:
The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

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