

57 Bramble Grove, Stamford, Lincolnshire, PE9 4BL



Capitol Lettors

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57 Bramble Grove, Stamford, Lincolnshire, PE9 4BL

NO CHAIN £199,995 Freehold

This property is located within walking distance to Stamford Town Centre where you will find many amenities & train station.

The property offers gas central heating, sealed unit double glazing, entrance hall, lounge, brand new kitchen, two bedrooms, family bathroom, garden to rear, off street parking for two vehicles.

Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.



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Entrance lobby - 1.25m x 0.81m (approx)

Door to front aspect, electric fuses, wood effect flooring

Lounge - 3.97m x 2.41m (approx)

Glazed window to front aspect, stairs to first floor landing, coved, central thermostat, telephone and television point, radiator, under stairs cupboard with shelving, wood effect flooring

Kitchen/diner - 3.97m x 2.41m (approx)

Brand new fitted kitchen with integrated electric oven, ceramic hob, extractor and fridge/freezer, sink with mixer tap, tiled splashbacks, vinyl flooring, radiator, wall mounted Gloworm gas boiler, plumbing for washing machine, a range of eye and base level kitchen units in grey with matching complimentary worktops above, coved, strip lighting

Stairs to first floor landing

Loft access, grey carpet

Bedroom 1 - 2.99m x 2.94m (approx)

Glazed window to front, radiator, grey carpet, coved, television point, storage cupboard with shelving

Bedroom 2 - 3.45m x 2.03 (approx)

Glazed window to rear, radiator, coved, television point, grey carpet

Family Bathroom - 2.44m x 1.85m (approx)

Glazed window to rear, fully tiled, ceramic tiled flooring, chrome radiator, extractor fan, spot lights, comprising off three piece bathroom suite with low level WC, vanity wash hand basin with cupboards beneath, bath with electric shower over and glass screen

Airing Cupboard

Hot water cylinder, shelving and immersion heater

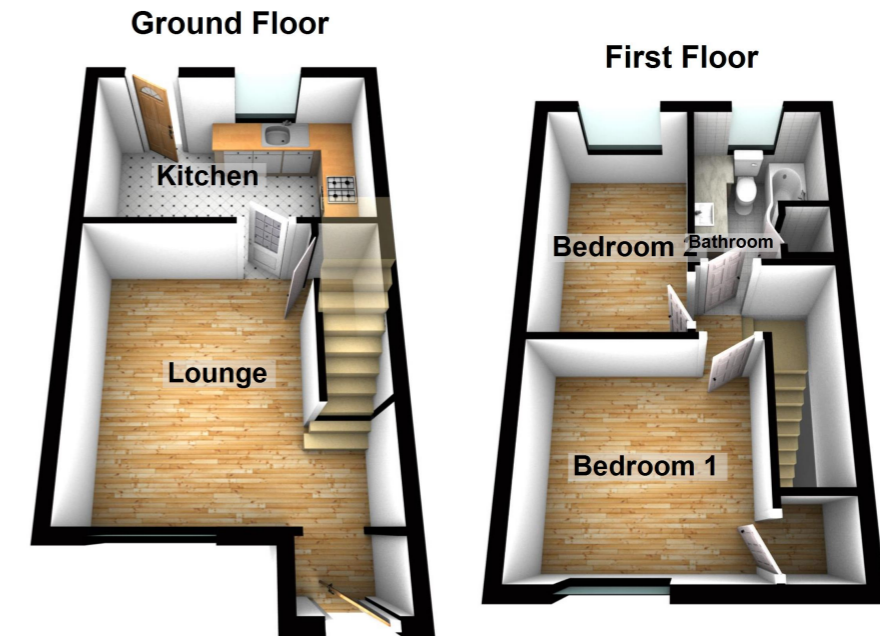
Outside

Front - block paved drive with parking for two cars, utility meters, outside light, hedging

Outside

Rear - mainly laid to gravel, outside light and power, outside tap, shed, gate to rear giving access to front

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale. Plan produced using PlanUp.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	66
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	73

England, Wales & N.Ireland EU Directive 2002/91/EC

