



Ryhall Road
Stamford
Lincolnshire
PE9 1UF

Offers in Excess of £400,000

bettermove 

Ryhall Road Stamford

Bettermove are proud to present this 3 bedroom semi-detached house in Stamford, available with no forward chain.

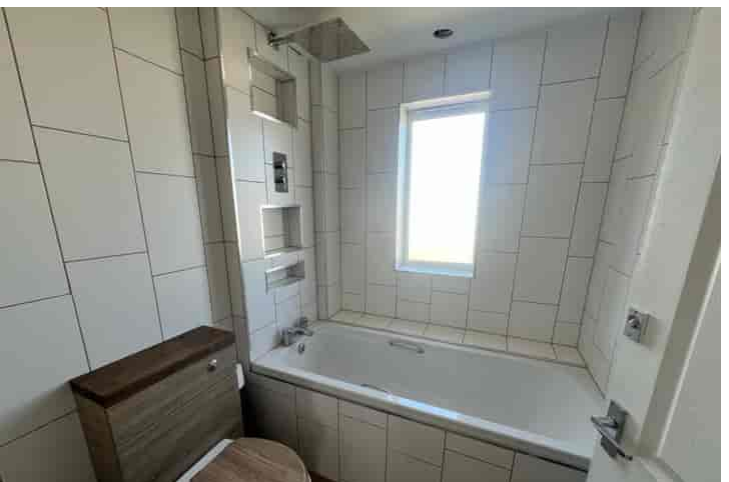
The property benefits from double glazing, gas central heating and has off road parking available to the side of the property.

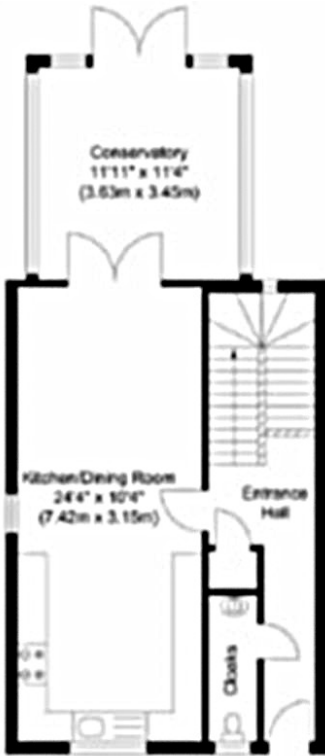
The council tax band is C.

The interior of this beautifully presented property comprises a kitchen/dining area, WC and conservatory on the ground floor. The first floor consists of a spacious living room, one double bedroom and the family bathroom. The further two bedrooms are located on the second floor, with an en-suite attached to the master bedroom. The exterior boasts a rear courtyard, perfect for enjoying the summer months.

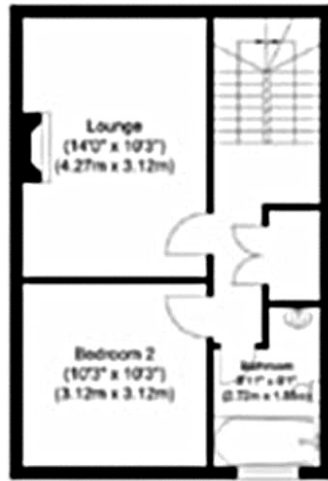
Located in the popular city of Stamford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Stamford Railway Station, a variety of local bus routes and close access to the A1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

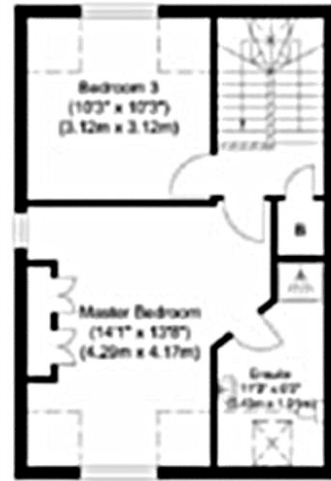




Ground Floor
Approximate Floor Area
560.90 sq. ft
(52.11 sq. m)



First Floor
Approximate Floor Area
418.28 sq. ft
(38.66 sq. m)



Second Floor
Approximate Floor Area
418.28 sq. ft
(38.66 sq. m)

----- Restricted Head Height

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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