



BRITISH  
PROPERTY  
AWARDS

2018  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**Stamford Road, Easton On The Hill**

Stamford, PE9 3PA

**£265,000**

# SUMMARY

- Renovation project with lots of potential
- Three Double Bedrooms,Upstairs shower room
- Two Reception Rooms & Conservatory
- Kitchen, rear lobby, WC
- Generous Plot front/side/rear gardens
- Garage and Parking for multiple cars
- No onward chain
- EPC- Pending



**NO-CHAIN RENOVATION PROJECT\*\*\*EXTENDED  
with THREE DOUBLE BEDROOMS\*\*\***

Nest Estates are pleased to bring to the market this extended character cottage, the property offers lots of potential and in our opinion requires refurbishment/renovation throughout. The cottage is situated on a generous plot set back from the road with gardens to three aspects an early viewing is essential to appreciate the opportunity on offer. contact our office to register your interest.

Tenure: Freehold

EPC Rating: Pending

Council Tax Band: C

Local Authority: North Northampton

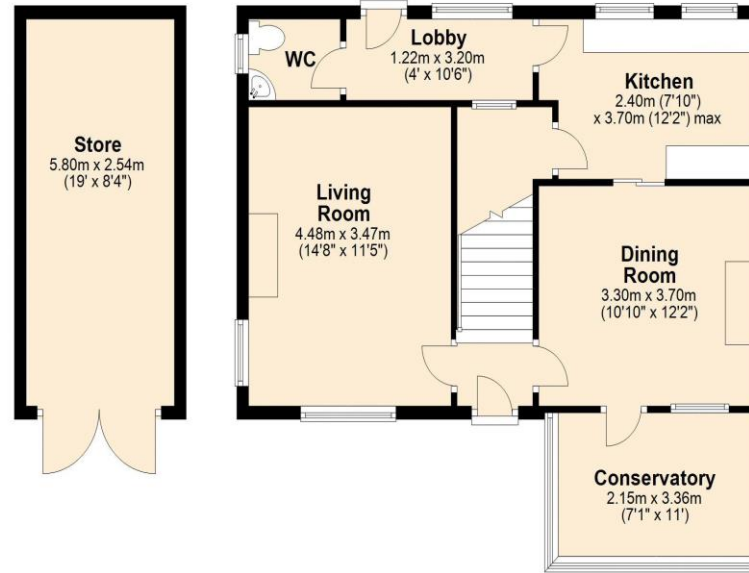
Services: Mains electric/water/gas

**DISCLAIMER**

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

**Ground Floor**

Approx. 72.6 sq. metres (781.9 sq. feet)



**First Floor**

Approx. 42.4 sq. metres (456.7 sq. feet)



Total area: approx. 115.1 sq. metres (1238.6 sq. feet)