



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Worcester Crescent,

Stamford, PE9 1LF

£230,000

SUMMARY

- Three Bedroom End Of Terrace Home
- Front & Rear Gardens
- Recently Fitted UPVC Double Glazed Windows & Doors Throughout
- Recently Fitted Roof
- Entrance Porch
- Kitchen Dining Room
- Living Room & Conservatory
- Family Bathroom





Offered for sale is this three bedroom end of terrace home, with front and rear gardens, benefiting from a new roof that's been recently fitted and recently fitted UPVC windows and doors throughout. The property comprises; Porch, Kitchen Dining Room, Conservatory, Living Room, Three well proportioned bedrooms, Family Bathroom and a large enclosed rear garden space. Set only a short walking distance into Stamford's town centre.

AGENTS NOTES: A new roof has been fitted recently, alongside new UPVC double glazed windows and doors throughout.

The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.





Tenure: Freehold

EPC Rating: **D**

Council Tax Band: **A**

Local Authority: SKDC

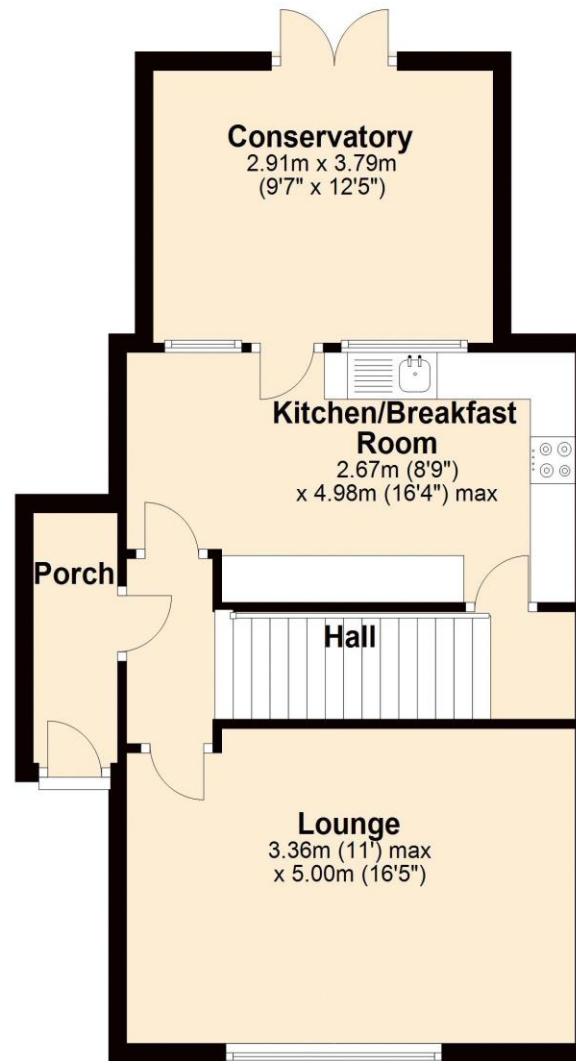
Services: Gas Central Heating

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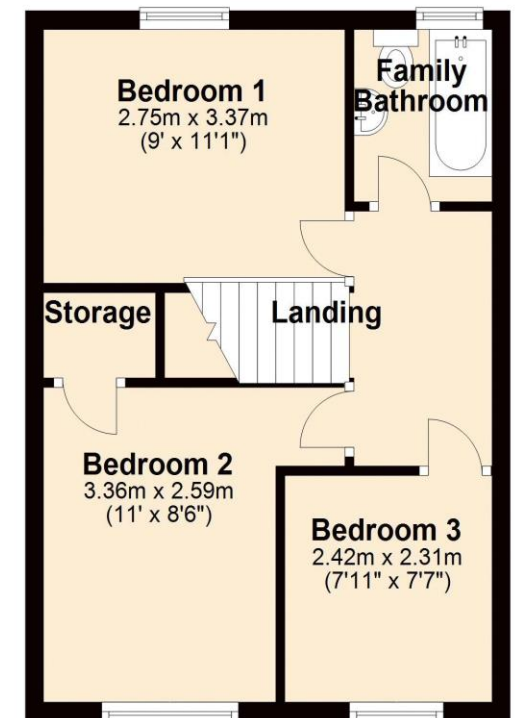
Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.6 sq. feet)



Total area: approx. 85.3 sq. metres (918.3 sq. feet)