



Essex Road, STAMFORD

Price: Freehold £250,000

- End terrace home
- 0.8 miles from Stamford town centre
- Three bedrooms
- Purpose built outside home office
- Refitted kitchen/breakfast room
- Lounge with wood burning fireplace
- Communal parking

EPC Rating: D



Part glazed entrance door to the

Entrance hall

Stairs to first floor landing, double radiator.

Lounge

4.93m max x 3.33m max (16'.02"max x 10'.11"max)

Double glazed window to front aspect, wood burning fireplace with tiled hearth and wooden beam over, exposed wooden flooring, TV point, and radiator.

Refitted kitchen/breakfast room

4.90m x 2.72m (16'.01" x 8'.11")

Fitted with a matching range of eye level units, cupboards and drawers with matching worktop space over, matching breakfast bar, built in oven and hob with extractor over, space for fridge freezer and dishwasher, sink unit with mixer tap and tiled splashbacks, under stairs storage cupboard housing the plumbing for washing machine and space for tumble drier, double radiator, double glazed window to rear aspect, door leading out to the rear garden and home office.

First floor landing

Loft access

Master bedroom

3.33m x 2.82m excluding recess (10'.11" x 9'.03" excluding recess)

Double glazed window to front aspect, wood panelling on one wall, radiator.

Bedroom 2

2.74m x 2.62m (9' x 8'.07")

Double glazed window to rear aspect, walk in wardrobe, radiator.

Bedroom 3

2.41m x 1.91 m (7'.11" x 6'.03")

Double glazed window to rear aspect, radiator.

Bathroom

Three piece suite comprising a bath with shower over, pedestal wash hand basin, close coupled WC, heated towel rail, tiled splashbacks, airing cupboard housing the wall mounted gas boiler, double glazed window to rear aspect.

Outside

The front garden has raised flower beds and is enclosed by wooden fencing and brick wall there is communal parking to the property, side gated access leads through to the rear garden which is lawned with shrubs and trees with timber decking and paved patio seating areas with decorative gravel and stone paving.

Home office

3.70m 2.31m (12'.02" x 7'.07")

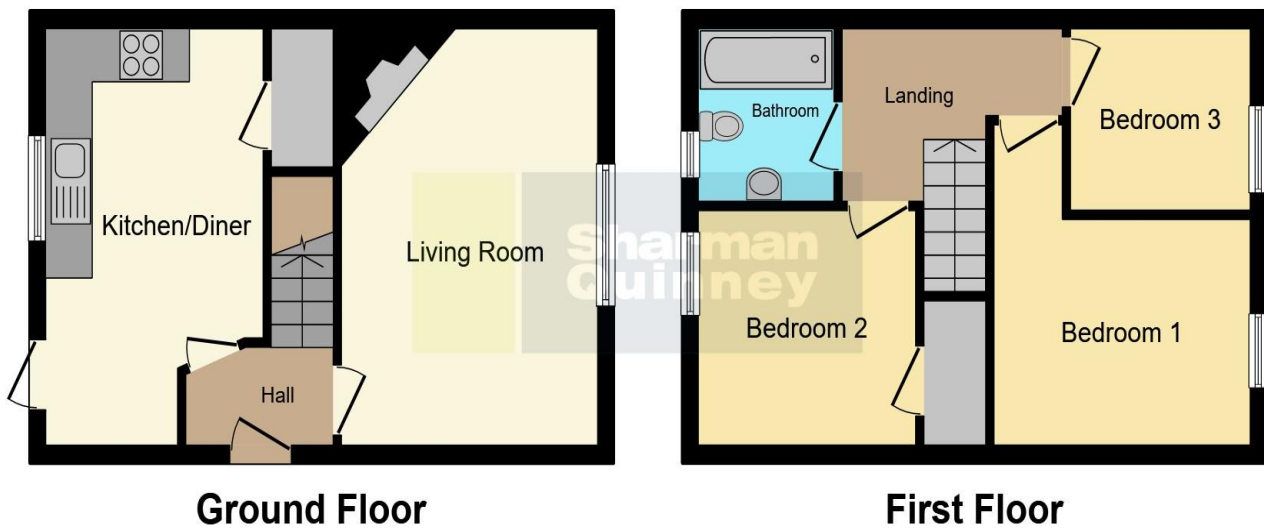
Purpose built outside home office with power and lighting with two double glazed windows and patio door leading out onto the paved patio area.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SFD203293 - 0002

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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