

Property details **approval form**

97 Radcliffe Road, Stamford, Lincolnshire, England, PE9 1AU

Date: 18 April 2025 **Property Ref and Version:** SFD203863 - 0001

Selling your home with us!

Hurfords

◆ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|--------------------|
| 1. Price | 4. Property Images |
| 2. Key Features | 5. Floor Plan |
| 3. Short Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Hurfords office:

38 St. Marys Street, STAMFORD, Lincolnshire, PE9 2DS

T 01780 752136 **E** stamford@hurford.co.uk

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◆ Price

£385,000

Tenure: Freehold

◆ Key Features

- 3 Bedroom Town House
- Large Master En-Suite
- Well Presented Throughout
- South Facing Rear Garden
- Off Road Parking
- Home Office Space
- Great Investment Opportunity Currently Tenanted
- EPC Rating: C

◆ Short Description

Hurfords welcomes to the market this 3-bedroom three storey home in walking distance of Stamford boasting plenty of space for growing families. The home offers off road parking, a large low maintenance south facing rear garden and generous living accommodation.

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◆ Description

Hurfords welcomes to the market this well presented three-bedroom end-terrace property is ideally located within walking distance of Stamford town centre, making it a perfect home for families or professionals.

The accommodation is arranged over three floors. Upon entering, you're welcomed into a spacious hallway, with a convenient WC to the right-hand side and stairs leading to the first floor. To the left, the kitchen offers a range of base and wall units, along with integrated appliances including a fridge-freezer, oven, gas hob, and dishwasher.

To the rear of the ground floor is a bright and spacious lounge, which comfortably accommodates a dining table and chairs. Double doors open out onto the south-facing rear garden, flooding the room with natural light. Additional storage is neatly tucked away beneath the stairs.

On the first floor, there are two bedrooms: a generously sized double bedroom to the rear with fitted wardrobes, and a smaller single bedroom to the front-also with fitted wardrobes-making it an ideal space for a home office, nursery, or guest room. These two bedrooms are served by a good-sized family bathroom featuring a bath with shower over, fitted vanity unit, and WC.

Rising to the second floor, you'll find the impressive master suite. This spacious double bedroom includes ample fitted storage and benefits from its own private en suite shower room, creating a perfect retreat.

Externally, the front of the property offers an off-road allocated parking space, along with a paved pathway leading to the front door and gated side access to the rear. The rear garden is a generous, family-friendly space with a sunny south-facing aspect. It features a decked area ideal for al fresco dining and entertaining, a formal lawn, and a children's play area to the rear. A garden shed provides additional outdoor storage.

In summary, this home is perfectly located and thoughtfully arranged, offering versatile accommodation over three floors. Early viewing is highly recommended. The home is currently tenanted and therefore offers opportunity for investment buyers!

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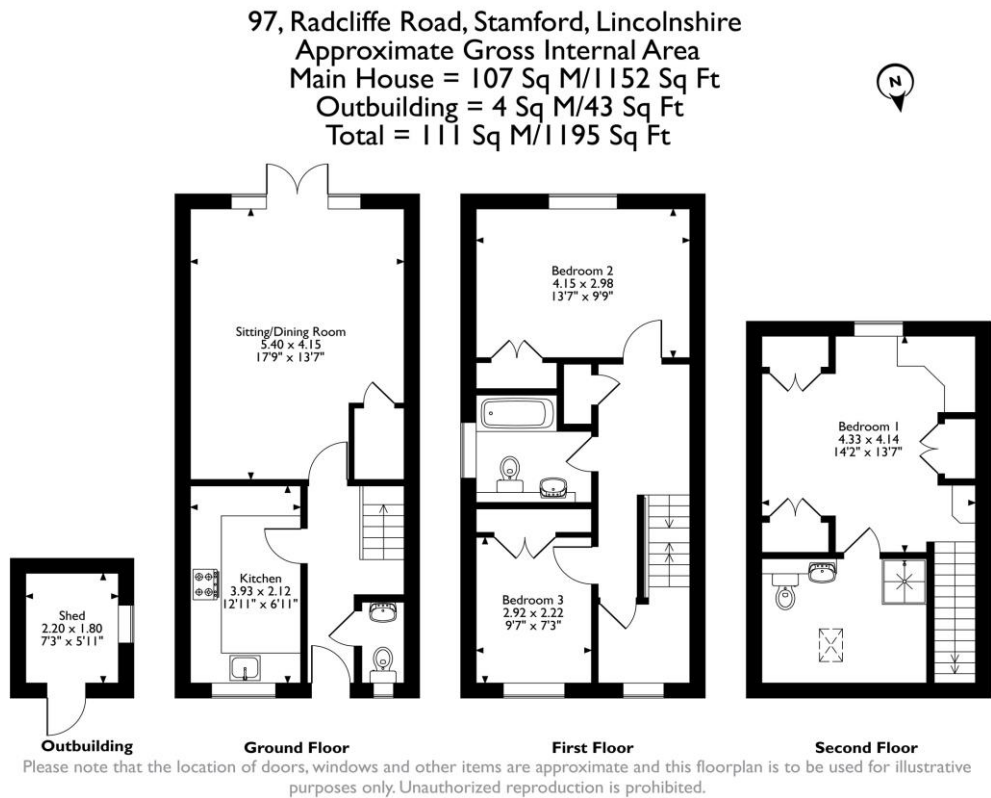
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◆ **Property Images**

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◆ Floor Plan



◆ Approval

	Signature	Date
Ross Dykes		
Ms R. Giehl		