



Evans Court, Stamford
Offers Over £300,000 Freehold

**Sharman
Quinney**

Key Features



- Mid Terrace
- Three Bedrooms
- Lounge/Dining Room
- Private Rear Garden
- Two Allocated Parking Spaces

Accommodation Includes

Front door to:

Entrance Hall

Stairs to first floor and landing, understairs storage cupboard, radiator.

Cloakroom

Comprising wash hand basin, wc, radiator.

Lounge Dining Room

3.85m x 4.69m (12'7" x 15'4"). Radiator, window to rear aspect, French Door to rear aspect.



Kitchen

2.57m x 3.39m (8'5" x 11'1"). Comprising a range of base and eye level units with worktops over, sink, plumbing for washing machine, electric oven, gas hob and extractor, space for fridge freezer, window to front aspect, radiator.

Stairs to First Floor and Landing

Loft access, radiator.

Bedroom One

4.05m x 4.04m (13'3" x 13'3"). Two windows to front aspect, radiator, built in double wardrobe.

Bedroom Two

3.46m max x 3.08m max (11'4" max x 10'1" max). Window to rear aspect, radiator.

Bedroom Three

3.45m max x 1.95m (11'4" max x 6'4"). Window to rear aspect, radiator.

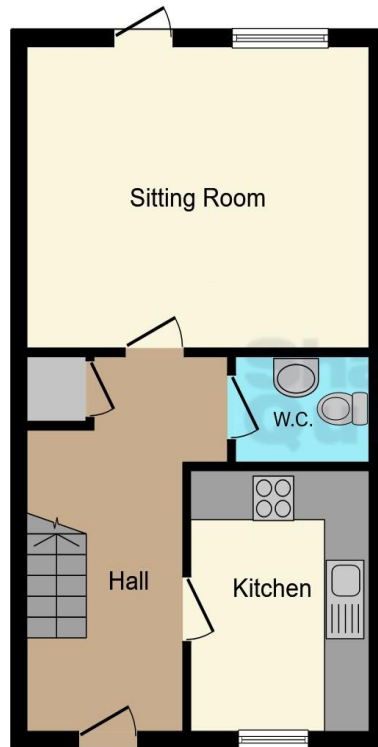
Bathroom

Comprising panel bath with power shower, wc, pedestal wash hand basin, heated towel rail.

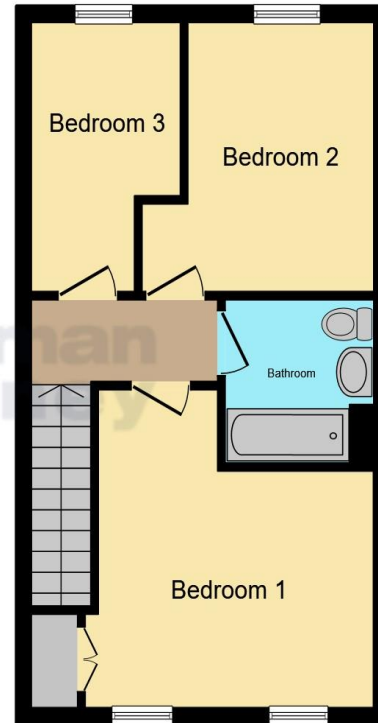
Outside

To the rear the enclosed private garden is laid to lawn with patio area, timber fence surround with rear gate access leading to two allocated parking spaces and visitor parking space. To the front the area is laid with ornamental stone and pathway leading to front door.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agents Note

The property title is pending a Freehold title application with Land Registry. Please ask the branch for more details.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is a relative of an employee of the Connells Group of companies.

To view this property call Sharman Quinney on:
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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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