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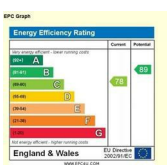
7 Office Village, Cygnet Park, Peterborough, PE7 8GX

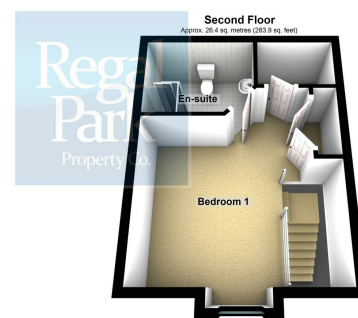
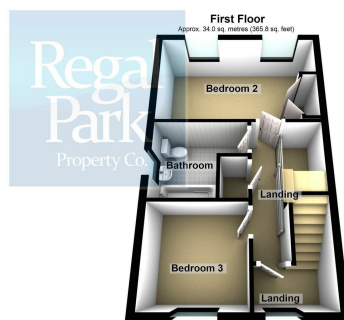
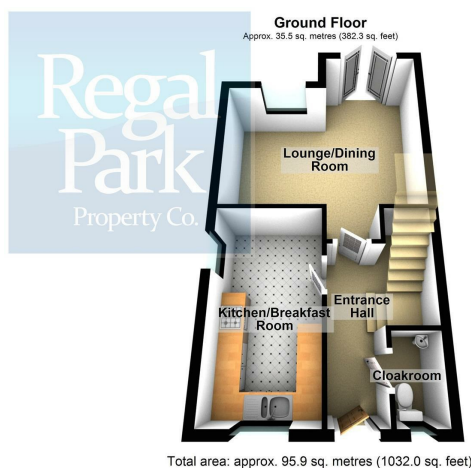


Elgar Way, , Stamford, PE9 1EY
Offers in excess of £300,000
Freehold

WALKING DISTANCE TO TOWN CENTRE* *EASY ACCESS TO A1* *NO CHAIN
Regal Park are pleased to offer this well presented 3 Bedroom 3 Storey End Terrace House in the popular location of Stamford. The property is situated within walking distance to town centre and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Kitchen/Breakfast Room, Lounge/Dining Room. The first floor has Bedrooms 2 & 3 and a Bathroom. The top floor has the Master Bedroom with built in wardrobes and En-Suite. There is parking to the front of the property and enclosed rear garden. Viewings Highly Recommended.
No Chain.

EPC Rating: C





Entrance Hall

Double radiator, fitted carpet, telephone point, smoke detector, stairs, door to:

Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, corner pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator, vinyl flooring.

Kitchen/Breakfast Room

14'0" x 7'4" max (4.27m x 2.24m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, with heating timer control, built-in fridge/freezer, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front, uPVC double glazed window to side, double radiator, tiled flooring, TV point.

Lounge/Dining Room

13'0" x 14'11" max (3.96m x 4.55m max)

UPVC double glazed window to rear, two double radiators, fitted carpet, TV point, under-stairs storage cupboard, uPVC double glazed french double doors to garden.

First Floor and Landing

Radiator, fitted carpet, smoke detector, storage cupboard, door to:

Bedroom 2

8'10" x 14'11" max (2.69m x 4.55m max)

Two uPVC double glazed windows to rear, two radiators, fitted carpet, telephone point, TV point, built-in double wardrobe(s).

Bedroom 3

8'2" x 8'3" (2.50m x 2.52m)

UPVC double glazed window to front, radiator, fitted carpet, telephone point, TV point.

Bathroom

Fitted with three piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to side, radiator, vinyl flooring.

Second Floor and Landing

UPVC double glazed window to front, double radiator, fitted carpet, smoke detector, stairs.

Bedroom 1

12'82 x 16'02 max (3.66m x 4.93m max)

UPVC double glazed window to front, two double radiators, fitted carpet, telephone point, TV point, smoke detector, built-in double wardrobe(s), storage cupboard with hot water cylinder, door to:

En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, shower cubicle with fitted shower over and close coupled WC, tiled surround, shaver point, double radiator, vinyl flooring, skylight.

Outside

There is parking to the front of the property.

The rear garden has a patio area, laid to lawn, outside lighting, enclosed by timber fencing, gated side access.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.