



113 Essex Road, Stamford, PE9 1LA

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Three bedroom terrace
- Ideal property for first time buyers and investors
- Close to town centre
- Great potential
- Kitchen breakfast room
- Two double bedrooms and a single bedroom
- Mature rear garden
- EPC Rating D
- Freehold

OIEO £200,000





**\*\* IDEAL PROPERTY FOR FIRST TIME BUYERS AND INVESTORS \*\*** Three bedroom terrace situated in a prime location of Stamford, just a short distance to the town centre. The property requires a bit of updating but with the right vision it would make a fantastic home. Benefitting from a spacious living room, kitchen breakfast room, two double bedrooms, a single bedroom, three piece bathroom and enclosed rear garden.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor. The entrance hall has a handy storage cupboard under the stairs and provides access to a light and airy living room and kitchen breakfast room. To the first floor, the landing connects two double bedrooms, a further single bedroom with a built in storage cupboard and three piece bathroom.

Outside, a passageway down the side of the property leads to gated access to the mature rear garden.





Entrance hall 3.84m x 1.74m (12'7" x 5'8")

Living room 4.28m x 3.48m (14'0" x 11'5")



Kitchen breakfast room 5.37m x 2.29m (17'7" x 7'6")

Landing 2.03m x 1.67m (6'8" x 5'6")

Bedroom one 3.48m x 3.25m (11'5" x 10'8")

Bedroom two 2.87m x 2.29m (9'5" x 7'6")

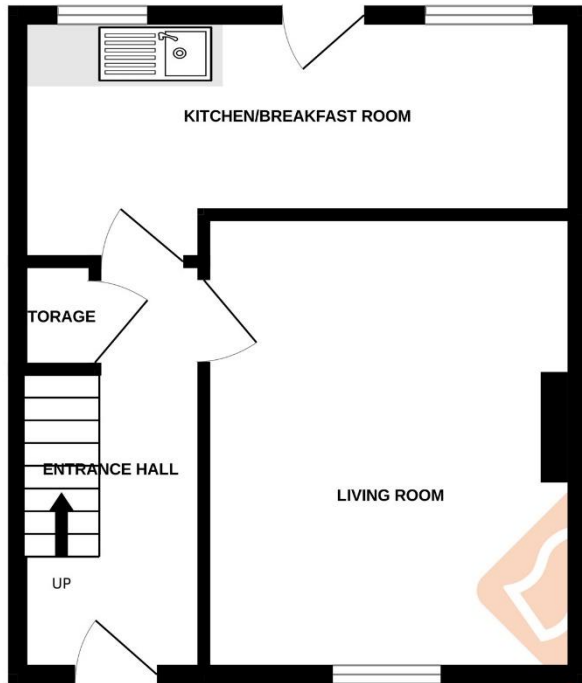
Bedroom three 4.09m x 2.07m (13'5" x 6'10")

Bathroom 2.31m x 1.81m (7'7" x 5'11")





GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.

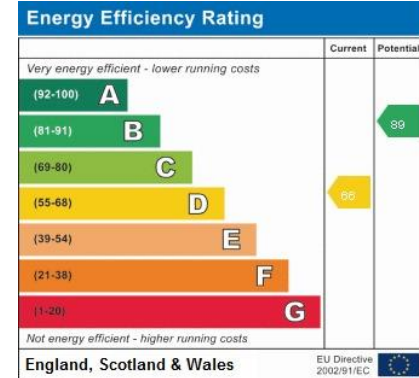


1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: A

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.