



FOR SALE
NEWTON FALLOWELL
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9 Brooke Avenue, Stamford, PE9 2RU

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Semi-detached bungalow
- Two reception rooms
- Two double bedrooms
- Three piece bathroom
- Conservatory
- Enclosed rear garden
- Garage and driveway providing ample off road parking
- No Onward Chain
- EPC Rating D
- Freehold

£375,000





Available with No Onward Chain, this semi-detached bungalow is situated in a popular area of Stamford, offering convenient access to the Town Centre. The property presents an array of features including two large reception rooms, a conservatory, two generously sized bedrooms, a well-appointed three-piece bathroom, an enclosed rear garden, and a garage accompanied by a driveway that provides ample off-road parking.

The entrance hallway is light and bright with useful storage. A modern kitchen features a wealth of cupboards, space for all necessary appliances and dual aspect windows. The two double bedrooms are very generously sized with bedroom one providing built-in cupboard storage. The living room with feature fireplace seamlessly transitions into the light-filled dining room, which also grants access to the conservatory, enhancing the feel of space.



Externally, to the rear, the property features a landscaped well-maintained garden with a range of mature shrub borders, a patio seating area and pergola. Gated side access leads to the garage and front driveway, which offers generous off-road parking and lawn area.



Entrance hall 6.74m x 0.92m (22'1" x 3'0")

Kitchen 3.32m x 2.23m (10'11" x 7'4")

Bathroom 2.25m x 1.64m (7'5" x 5'5")

Living room 4.56m x 3.48m (15'0" x 11'5")

Dining room 3.47m x 3.34m (11'5" x 11'0")

Conservatory 3.34m x 2.87m (11'0" x 9'5")

Bedroom one 3.83m x 3.48m (12'7" x 11'5")

Bedroom two 4.78m x 3.34m (15'8" x 11'0")

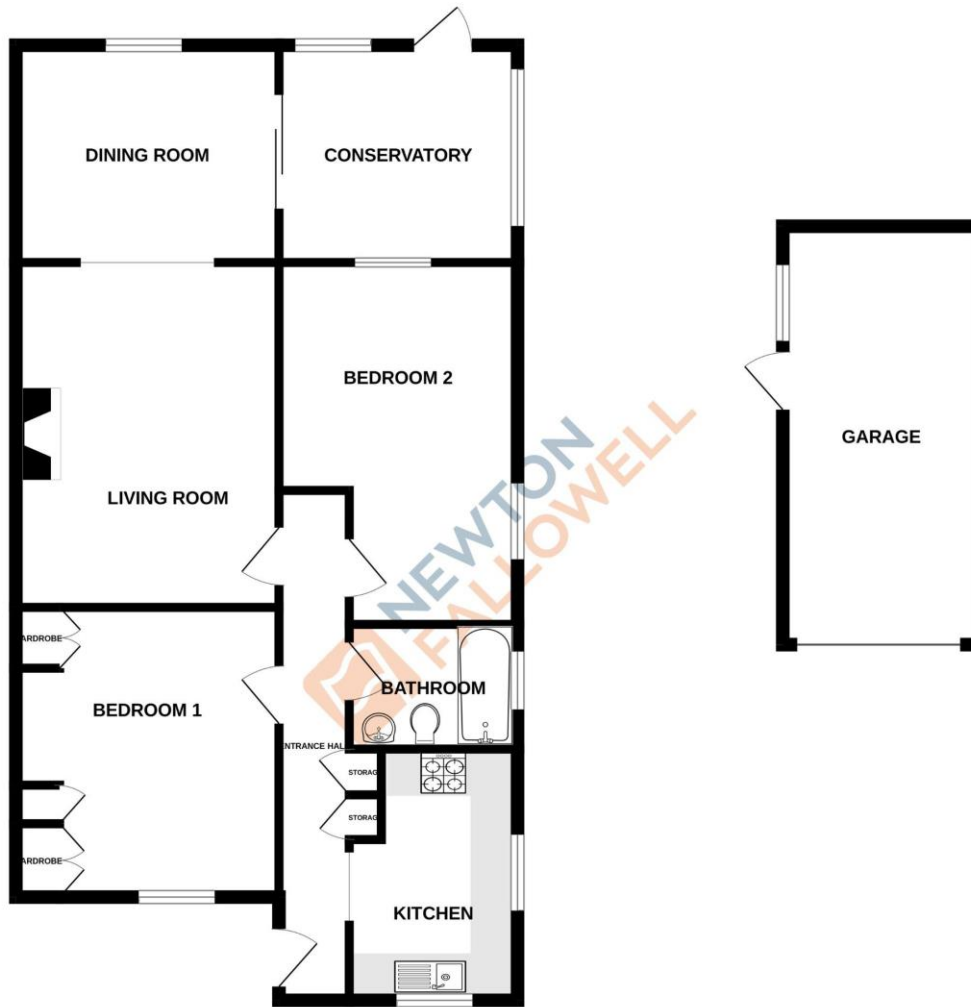
Garage 5.53m x 2.61m (18'1" x 8'7")

Agent Note 0.00m x 0.00m (0'0" x 0'0")

The property had a complete rewire in February 2021.



GROUND FLOOR
996 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.6 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: C

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.