



Phillips Court, Stamford, PE9 2EE

 **NEWTON FALLOWELL**



Key Features

- ****NO ONWARD CHAIN****
- Short walk to Stamford Town centre
- One allocated parking space
- Spacious living dining area
- Three piece bathroom with shower over
- Upvc double glazing
- Council Tax Band - C
- EPC Rating E
- Freehold

£249,950





****NO ONWARD CHAIN**** Newton Fallowell bring this two bedroom terraced property to market located off the peaceful Water Street, just south of the River Welland and Burghley in the charming town of Stamford. Just a short walk to Town centre, shops, amenities and well-established local schooling.

Upon entering the property you are immediately greeted with the open plan living diner complete with laminate flooring, double glazing and carpeted spiral staircase leading to the first floor and kitchen with freestanding cooker and space for washing machine/dishwasher completes the ground floor.



The first floor comprises of the carpeted hallway, airing cupboard, a double bedroom with built in furniture such as the wardrobes and desk, a single bedroom/office space and three piece family bathroom with shower over completing the first floor

The outside of the property offers a secure location, tucked away from the main road and with a designated parking space and low maintenance stone garden outside the front of the property.

Don't miss out on the opportunity and make an enquiry today!



Living room 5.54m x 4.44m (18'2" x 14'7")

Kitchen 2.47m x 1.93m (8'1" x 6'4")

Landing 0.87m x 2.77m (2'11" x 9'1")

Bedroom one 3.10m x 2.59m (10'2" x 8'6")

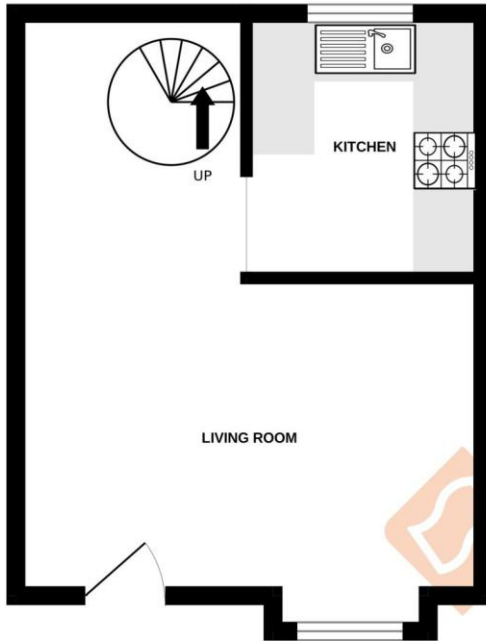
Bedroom two 2.30m x 1.78m (7'6" x 5'10")

Bathroom 2.34m x 1.94m (7'8" x 6'5")

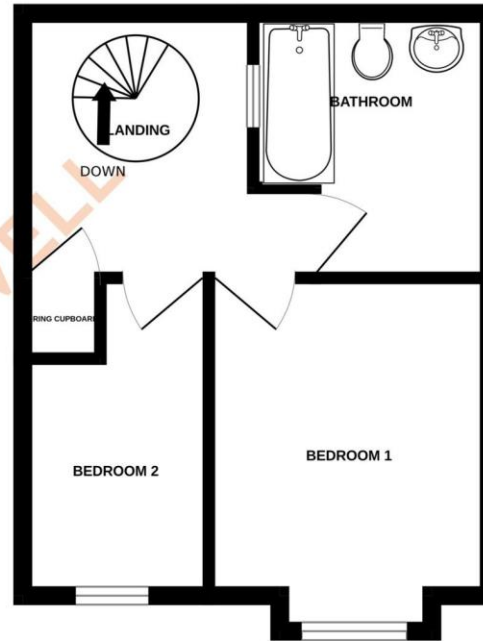
Agent Note

Service charge - £121.90 (every six months)

GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.