



The Terrace, Stamford Road, Barnack, PE9 3HB

 **NEWTON FALLOWELL**



## Key Features

- Renovation project
- Brimming with potential
- Village location
- 2 bedroom terraced property
- Period features
- Private courtyard garden
- Designated parking
- Council tax band - B
- EPC rating - TBC
- Freehold

£185,000





Newton Fallowell welcome to the market this charming 2-bedroom mid-terraced house brimming with potential! Located in the popular village of Barnack you are a short distance from the pre-school, village pub and have great access to Stamford and only 20 minutes from Peterborough City centre. This property boasts living room kitchen 1 double bedroom with storage and 1 single bedroom/office with family bathroom, front and rear gardens and designated parking.

Upon entering the property, you are greeted with the living room with large bay window and period stone feature fireplace leading into the kitchen with shelf storage, space for fridge freezer and/or washing machine, oven and extractor unit.

Upstairs contains the 3-piece family bathroom with sink, toilet and shower unit, 1 double bedroom with airing cupboard and additional wardrobe space over stairs, 1 single bedroom or perfect office space with views of the garden completes the upstairs.

Outside you have the private courtyard garden with storage shed with open access to the rear, laid to lawn front garden with stone pathway and an array of vibrant flowers and shrubs carefully planted under the bay window.

Don't miss out of this amazing opportunity to put your own mark on this fantastic period property. Place your interest with us today!



Living Room 3.75m x 3.72m (12'4" x 12'2")

Kitchen 3.75m x 2.09m (12'4" x 6'11")

Bathroom 1.65m x 2.00m (5'5" x 6'7")

Bedroom 1 1.98m x 2.15m (6'6" x 7'1")

Bedroom 2 3.78m x 3.75m (12'5" x 12'4")

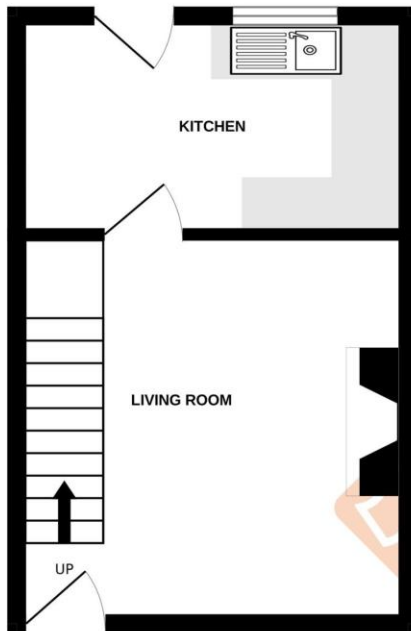
Wardrobe 0.85m x 0.83m (2'10" x 2'8")

Airing Cupboard 0.49m x 0.91m (1'7" x 3'0")

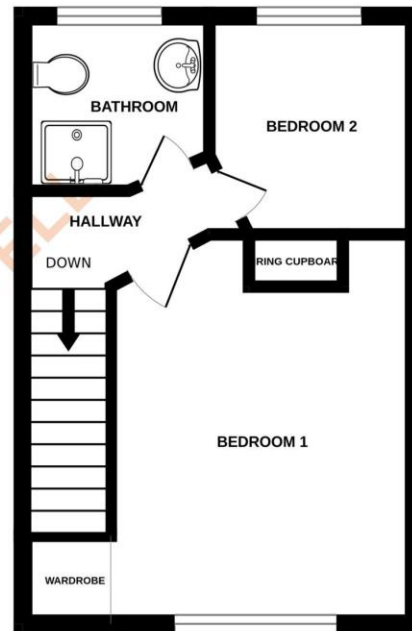
#### Agent Note

For additional information about the freehold please speak to the Stamford office.

GROUND FLOOR



1ST FLOOR



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: Peterborough City Council  
Council Tax Band: B

**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.