



Gresley Drive, Stamford, PE9 2ZB

 **NEWTON FALLOWELL**



Key Features

- ***NO ONWARD CHAIN***
- Central location
- Great transport links
- Two-bedroom terraced property
- Kitchen equipped with white goods
- Two bedrooms with built in wardrobe storage
- Private rear courtyard
- Designated parking space
- EPC Rating TBC
- Freehold

£289,950





NO ONWARD CHAIN Newton Fallowell bring to market this TWO BEDROOM TERRACED property located in the heart of Stamford and close to the STAMFORD TRAIN STATION and STAMFORD MEADOWS. A brief outline of the property is entrance hall, kitchen, living room, single and double bedroom with built in storage, family bathroom and airing cupboard.

Upon entering the property you are greeted with the entrance hallway and kitchen to your right. The kitchen comes fully equipped with white goods/appliances and can be included with the sale, living room with uPVC sliding doors leading to the rear courtyard garden and understairs storage completes the downstairs.

Upstairs you have a single bedroom/great office space and a double bedroom with handy built in wardrobe storage in both rooms, convenient airing cupboard and neutral 3-piece bathroom with sink, toilet and bath with shower over completes the upstairs.

Outside you have a south-facing private rear courtyard garden with mature plants and bushes and gated access to the rear where you have a designated parking space.

A fantastic opportunity for any potential buyer to put their own mark on the property and turn a superb family home. Enquire today for more details!

Entrance hall 1.82m x 2.18m (6'0" x 7'2")

Kitchen 2.97m x 1.77m (9'8" x 5'10")

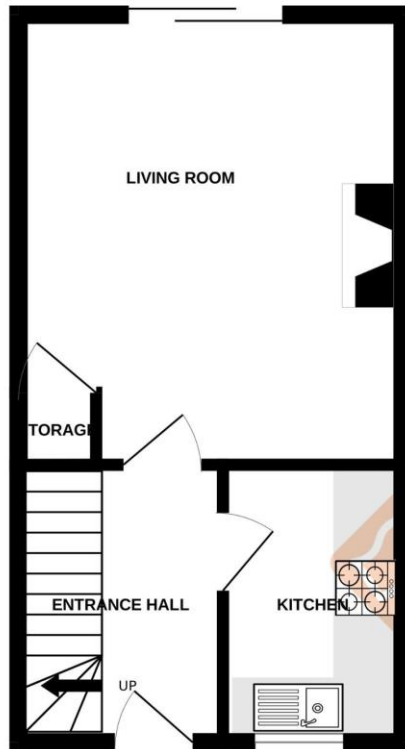
Living room 4.41m x 3.65m (14'6" x 12'0")

Bedroom one 3.75m x 2.79m (12'4" x 9'2")

Bedroom two 3.05m x 1.79m (10'0" x 5'11")

Bathroom 1.83m x 2.06m (6'0" x 6'10")

GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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.

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.