



9 Wothorpe Mews, Stamford, PE9 2GA

 **NEWTON FALLOWELL**



Key Features

- 2-bedroom terrace
- Light & airy living room
- Kitchen with integrated oven & hob
- 3-piece family bathroom
- Close to Stamford town centre
- Enclosed rear garden
- 2 designated parking spaces
- Fantastic investment opportunity
- EPC Rating D
- Freehold

£275,000





*****FANTASTIC INVESTMENT OPPURTUNITY*****

New to market is this 2-bedroom mid-terraced property located south of the River Welland close to the Stamford Meadows and the train station offering great transport links for commuters. The property briefly comprises of separate kitchen and living room with 2 double bedrooms and family bathroom upstairs, outside is the designated parking and private rear garden.



As you enter the property you are greeted with the entrance hallway and stairs to the right, kitchen to the left with oven, hob and extractor, serviced boiler and ample cupboard storage, living room with electric fire feature, under stairs storage cupboard and siding doors leading to the private rear garden. Decor throughout is neutral with easy-to-maintain, hard wood flooring in all rooms,



Upstairs you have a double and a single bedroom, 3 piece family bathroom with toilet, sink and bath with shower over and airing cupboard adding convenience and storage space completing the internal specifications.

Outside you have designated parking to the rear for 2 vehicles and private rear garden leading from the living room sliding doors with patio area and rear gated access for bins.

Don't miss out on this amazing investment opportunity and book in a viewing today!

Entrance hall 1.84m x 2.95m (6'0" x 9'8")

Kitchen 1.79m x 3m (5'11" x 9'10")

Living room 3.7m x 4.42m (12'1" x 14'6")

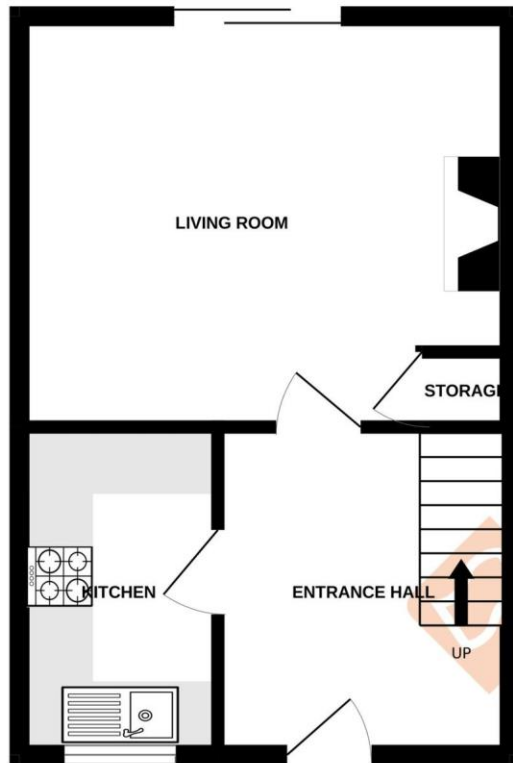
Landing 1.87m x 2.44m (6'1" x 8'0")

Bedroom one 3.78m x 3.57m (12'5" x 11'8")

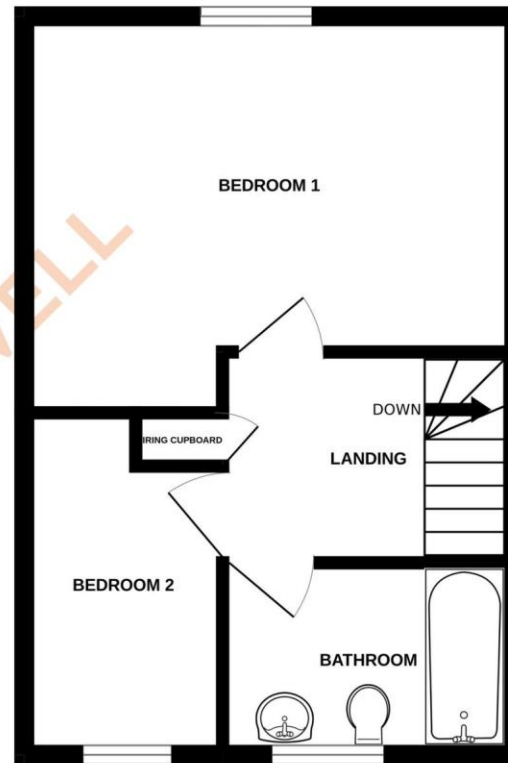
Bedroom two 1.81m x 3.85m (5'11" x 12'7")

Bathroom 1.91m x 1.86m (6'4" x 6'1")

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.