



17 Zebra Cottages, Stamford, PE9 2UX

 **NEWTON FALLOWELL**



## Key Features

- \*\*\*FANTASTIC STAMFORD LOCATION\*\*\*
- 1 bedroom semi-detached
- Kitchen diner
- Living room with wood burner
- Double bedroom with built in storage
- 3 piece family bathroom
- Rear courtyard garden
- Driveway for 1/2 cars
- EPC Rating D
- Freehold

Guide price £210,000





### \*\*\*FANTASTIC STAMFORD LOCATION\*\*\*

1-bedroom semi-detached property located just a short walk from Stamford Town Centre and the rail station. The property comprises a living room, kitchen, double bedroom and family bathroom.



Throughout the ground floor, new flooring has recently been installed. There is a multi-fuel burner in the living room. This room opens through to the kitchen with storage and space for a dining table. On the first floor, there is a 3-piece family bathroom with toilet, sink, and bath with shower over. A built-in cupboard on the landing provides additional useful storage. The carpeted double bedroom also has built-in wardrobe storage and a view over the front garden.



At the front of the property, there is a driveway with space for one car and a small garden. On-road parking is

also available just around the corner. At the rear of the property, there is a private enclosed courtyard accessed from the kitchen and gated access from the side. A plumbed outbuilding houses a washing machine and additional storage space.

Living room 3.3m x 3.63m (10'10" x 11'11")

Kitchen breakfast room 2.16m x 3.63m (7'1" x 11'11")

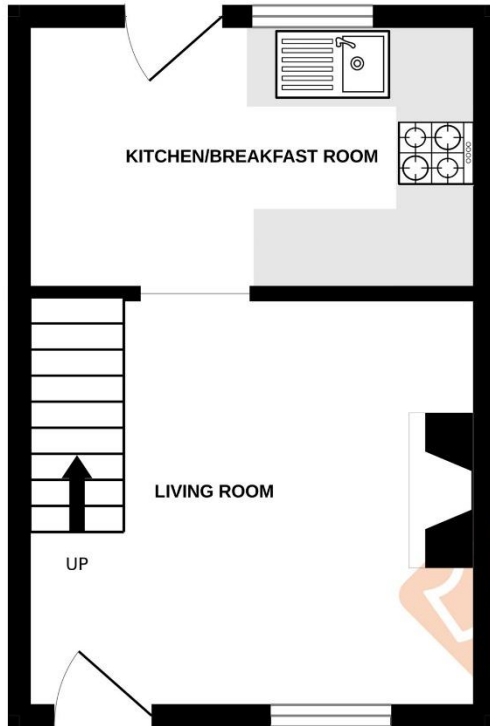
Landing 1.75m x 2.87m (5'8" x 9'5")

Bedroom one 3.02m x 3.63m (9'11" x 11'11")

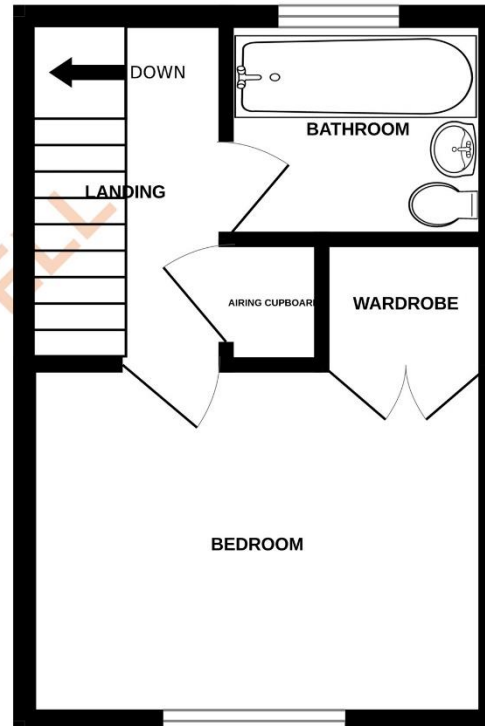
Bathroom 1.75m x 2.06m (5'8" x 6'10")

Utility/Outhouse 0.97m x 1.88m (3'2" x 6'2")

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

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

**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.

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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