



2 Woodside, Stamford, PE9 2NZ

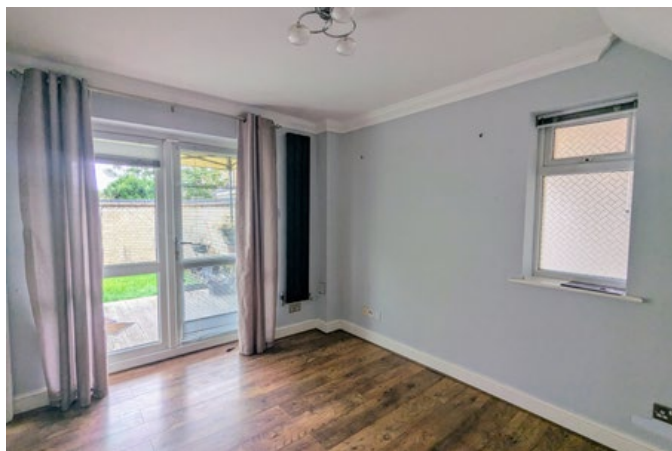
 **NEWTON FALLOWELL**

4 2 2

Key Features

- NO ONWARD CHAIN
- Four bedroom town house
- Two reception rooms
- Overlooking Burghley park
- Modern kitchen with ample storage units
- Four well balanced bedrooms
- Three-piece family bathroom & ensuite in bedroom one
- Low maintenance rear garden
- EPC Rating C
- Freehold

£450,000





****NO ONWARD CHAIN****

Newton Fallowell brings to market this well presented four bedroom town house overlooking Burghley Park, close to the town centre and train station. The property has been renovated to a high standard, boasting two reception rooms, conservatory, four well balanced bedrooms, three piece family bathroom, enclosed rear garden and single garage.

The property comprises an entrance hall with WC and stairs leading to the first floor, a modern kitchen fitted with a wealth of storage cupboards opening into the living room with patio doors leading to the conservatory. Completing downstairs is the dining room with a uPVC door opening out to the rear garden. To the first floor the landing connects three well balanced bedrooms with a three-piece ensuite in bedroom one, a three-piece family bathroom and stairs leading to the second floor, which benefits from a fourth bedroom.

Outside there is gated access leading to the front door and a low maintenance walled garden to the rear with a gate leading to a single garage.

Entrance hall 4.56m x 1.05m (15'0" x 3'5")

WC 1.73m x 0.82m (5'8" x 2'8")

Kitchen/Living room 3.42m x 8.24m (11'2" x 27'0")

Dining room 3.55m x 2.74m (11'7" x 9'0")

Consevatory 3.14m x 2.32m (10'4" x 7'7")

Landing 4.35m x 2.1m (14'4" x 6'11")

Bedroom one 3.67m x 4.04m (12'0" x 13'4")

Ensuite 2.29m x 1.86m (7'6" x 6'1")

Bedroom two 3.26m x 3.32m (10'8" x 10'11")

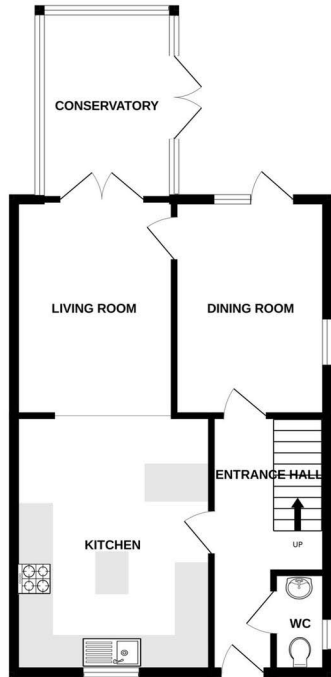
Bedroom three 2.9m x 3.23m (9'6" x 10'7")

Bathroom 2.32m x 1.75m (7'7" x 5'8")

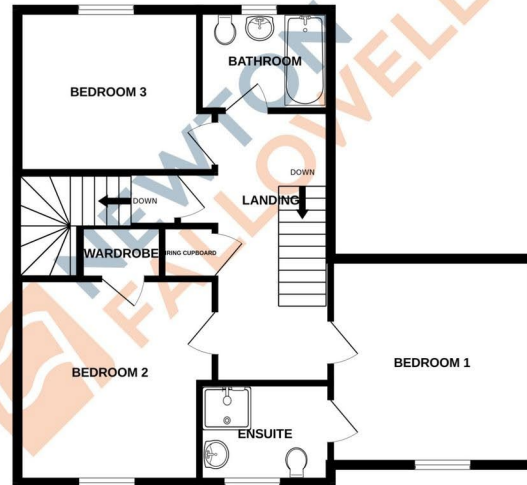
Bedroom four 5.7m x 5.84m (18'8" x 19'2")



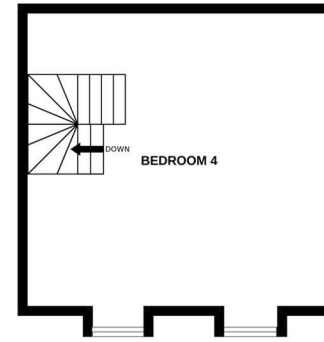
GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



2ND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1622 sq.ft. (150.7 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		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

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.