



45 Melbourne Road, Stamford, PE9 1UD

 **NEWTON FALLOWELL**

3 1 1

Key Features

- 3 bedroom semi detached property
- Great scope for improvements and refurbishments
- Central location ear schools, Stamford College and Stamford Town Centre
- Kitchen diner with views of the rear garden
- Two double bedrooms and single bedroom/office space
- Family bathroom and downstairs WC
- Driveway parking for two cars + garage
- Private rear garden laid to lawn with patio area
- EPC Rating D
- Freehold

£260,000





Upon entering, you will find an entrance hall complete with enough space for boots, shoes and coat hooks. The kitchen diner features a convenient storage cupboard, along with a downstairs WC and rear hall to enter the garden. The spacious living room is light and airy and leads to the rear stairs, providing easy access to the upper level.

Upstairs, you'll discover two double bedrooms with ample space for furniture and a single bedroom or perfect office space, accompanied by a family bathroom equipped with both bath and shower attachment.

Outside, the property boasts a gravelled driveway with space for two vehicles, gated side access that leads to the rear garden, and a generous lawned area complemented by a small patio. Additionally, a single garage offers extra storage space.

This home presents a brilliant canvas for renovation in a sought-after location. Don't miss out on the chance to turn this into your dream home!

Entrance hall 1.28m x 1.12m (4'2" x 3'8")

Kitchen diner 5.64m x 1.84m (18'6" x 6'0")

Rear hall 1.53m x 0.88m (5'0" x 2'11")

WC 1.53m x 0.8m (5'0" x 2'7")

Living room 4.54m x 3.66m (14'11" x 12'0")

Landing 0.91m x 2.88m (3'0" x 9'5")

Bedroom one 3.31m x 3.64m (10'11" x 11'11")

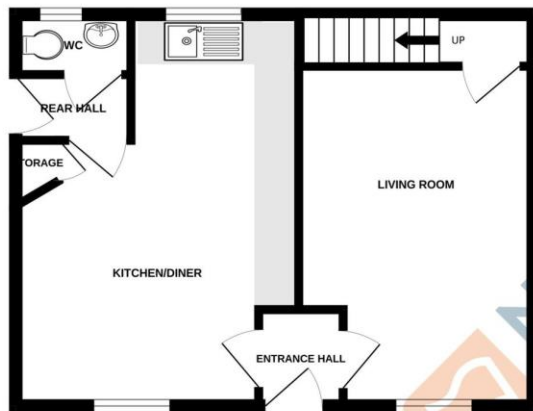
Bedroom two 3.49m x 3.24m (11'6" x 10'7")

Bedroom three 2.29m x 2.46m (7'6" x 8'1")

Bathroom 1.88m x 1.89m (6'2" x 6'2")

Garage 3.6m x 6.88m (11'10" x 22'7")

GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

COUNCIL TAX INFORMATION:

Local Authority: SKDC
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.