



109 Drift Avenue, Stamford, PE9 1YJ

 **NEWTON FALLOWELL**

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Key Features

- Ideal First Home or Investment
- Two Bedrooms
- Lounge/Diner & Kitchen
- Popular Location
- Close to Amenities
- Detached Garage on Block
- Enclosed Rear Garden
- No Onward Chain
- EPC Rating E
- Freehold

£179,950





Offered to the market with NO ONWARD CHAIN is this TWO BEDROOM terraced home ideally situated in this private location with a private rear garden and a SINGLE GARAGE.

The property has been owned as an investment for several years and ideally suited to an investor or first time buyer/down sizer. To the front of the property is an enclosed lawned garden with an inset footpath leading to the front door and useful outside storage. On entering the home, the hallway offers stairs to the first floor and leads to the kitchen and lounge diner. The kitchen is fitted with a range of units with complimentary work surfaces and space for appliances. The lounge diner is set to the rear of the property with a gas fire and door leading out to the garden. To the first floor there are two bedrooms and a 3 piece bathroom.

To the rear of the property is an enclosed garden with artificial lawn, useful timber shed and gated access leading to a lane which provides vehicular access to a parking area where the single garage can be found. There is also pedestrian access from the garage/parking area leading to the front of the property.

Entrance hall 1.76m x 1.15m (5'10" x 3'10")

Kitchen 2.88m x 2.72m (9'5" x 8'11")

Lounge / Diner 4.45m x 3.7m (14'7" x 12'1")

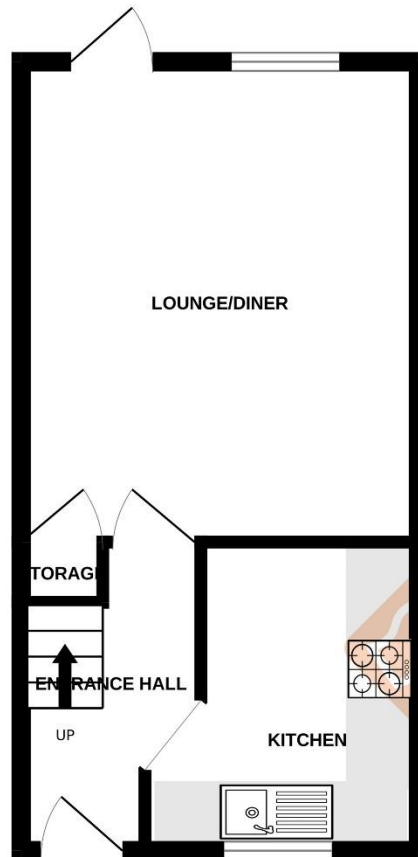
Landing 1.74m x 0.8m (5'8" x 2'7")

Bedroom one 2.47m x 3.68m (8'1" x 12'1")

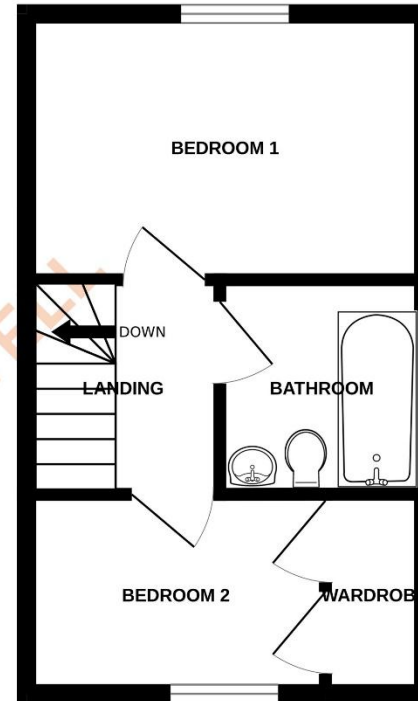
Bedroom two 2m x 1.85m (6'7" x 6'1")

Bathroom 1.91m x 1.9m (6'4" x 6'2")

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 544 sq.ft. (50.5 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		88 B
69-80	C		
55-68	D		
39-54	E	46 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.