



Drift Avenue, Stamford

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- Ideal First Home or Investment Property
- Two Bedroom Property Offering Great Potential
- No Onward Chain
- Within Walking Distance to Stamford Town Centre and Local Amenities
- Dedicated Off Road Parking
- Council Tax Band - B
- EPC Rating C
- Freehold

£164,950





NO ONWARD CHAIN This charming mid-terrace property is situated in a desirable area of Stamford close to local amenities and schools, making it an excellent choice for first-time buyers or investors looking to enhance their portfolio. Offering great potential to modernise and make your own

Upon entering, you are welcomed by an entrance porch that provides handy storage for shoes and coats as well as gas and electric meters. The first door on the right leads into the kitchen, well-appointed with neutral and light base units offering ample storage, oven, electric hob, extractor fan, washing machine and space for a free-standing fridge freezer. Towards the rear of the property there is a large open lounge which offers access to the first floor and rear garden.

Upstairs, the first-floor landing gives access to the loft and a storage cupboard. The first bedroom boasts a generous size with fitted wardrobes. The second bedroom offers space for a single bedroom with a front aspect window. The first floor is completed with a three piece white suite.

Outside, the property is approached via a charming pathway with steps down leading to the entrance. The rear garden is mainly laid to lawn with a separate patio area, there is a rear gate leading to the parking where there are two dedicated off road parking spaces.

Porch 1.55m x 1.76m (5'1" x 5'10")

Kitchen 2.11m x 2.67m (6'11" x 8'10")

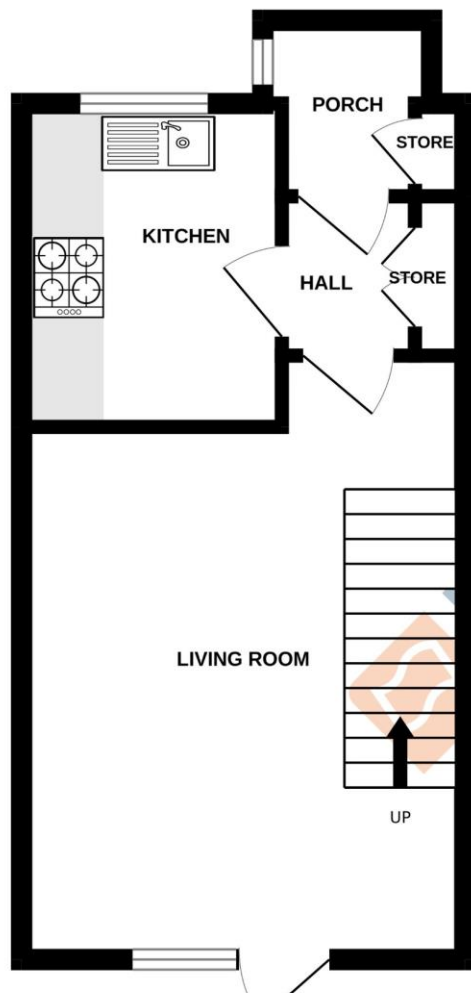
Lounge 3.7m x 4.45m (12'1" x 14'7")

Bedroom One 3.27m x 3.67m (10'8" x 12'0")

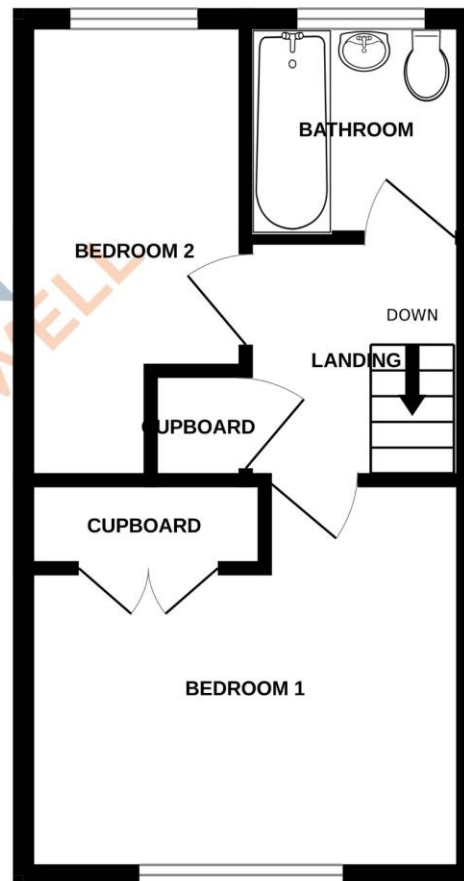
Bedroom Two 1.8m x 3.73m (5'11" x 12'2")

Bathroom 1.8m x 1.75m (5'11" x 5'8")

GROUND FLOOR
300 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.