



Drift Avenue, Stamford

 **NEWTON FALLOWELL**



Key Features

- Three Bedroom Terrace Home
- No Onward Chain
- Close Proximity to Local Amenities
- Off Road Parking for Two Vehicles
- Ideal First Home or Investment Property
- Council Tax Band - A
- EPC Rating E
- Freehold

Offers in excess of £230,000





No Onward Chain Newton Fallowell is delighted to present this three-bedroom mid-terrace home, ideally located within walking distance of local amenities and schools. This property would make an excellent first home or a fantastic investment opportunity.

Upon entering through the porchway, you'll find access to both the ground floor reception rooms and the first-floor landing. To the left, the spacious living room features a charming fireplace and leads through to the kitchen. Extending from the kitchen, a conservatory provides a bright and versatile dining area. The ground floor also includes a family bathroom.

Upstairs, the property offers three generously sized bedrooms. The main bedroom, situated at the front of the home, benefits from an adjoining room—perfect for use as a dressing room or home office.

Externally, the front of the property features off-road parking for two vehicles on a block-paved driveway. The rear garden is mainly laid to lawn, complemented by a gravel seating area, garden shed, and gated side access.





Lounge 3.66m x 4.29m (12'0" x 14'1")

Kitchen 3.73m x 2.26m (12'2" x 7'5")

Conservatory 3.73m x 2.26m (12'2" x 7'5")

Bedroom One 4.34m x 2.82m (14'2" x 9'4")

Bedroom Two 2.97m x 2.29m (9'8" x 7'6")

Bedroom Three 3.23m x 2.21m (10'7" x 7'4")

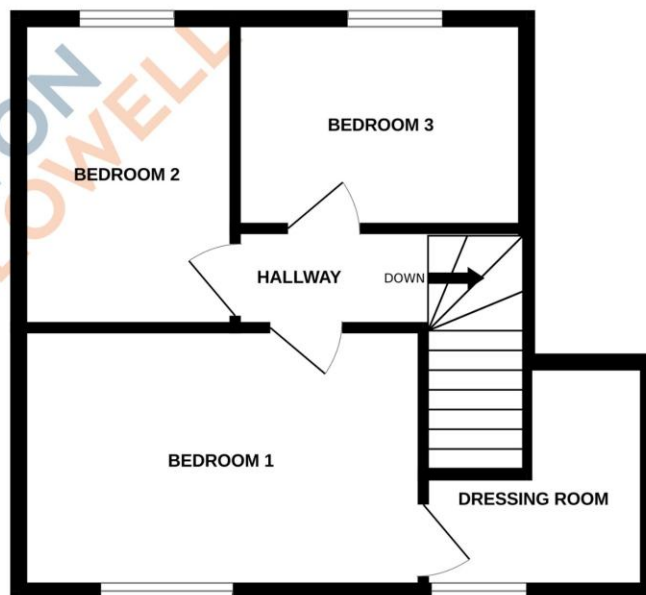
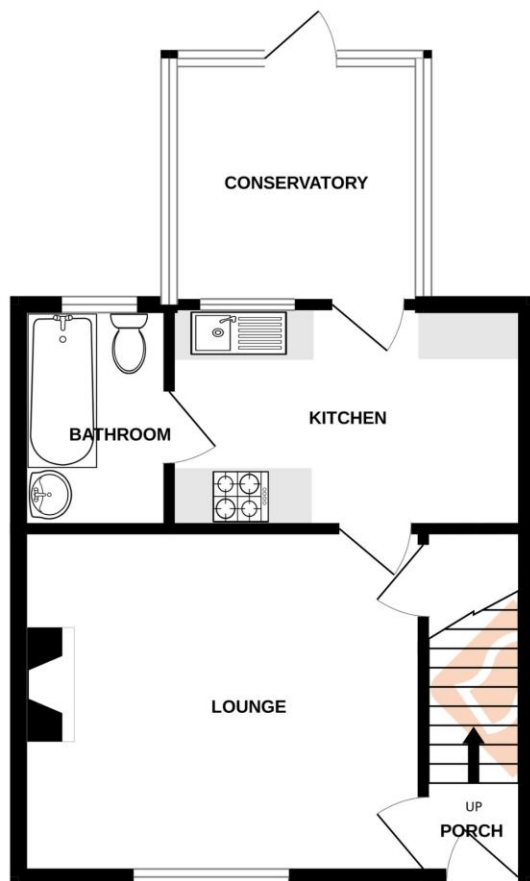
Bathroom 2.38m x 1.65m (7'10" x 5'5")





GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.

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



TOTAL FLOOR AREA : 806 sq.ft. (74.8 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		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.