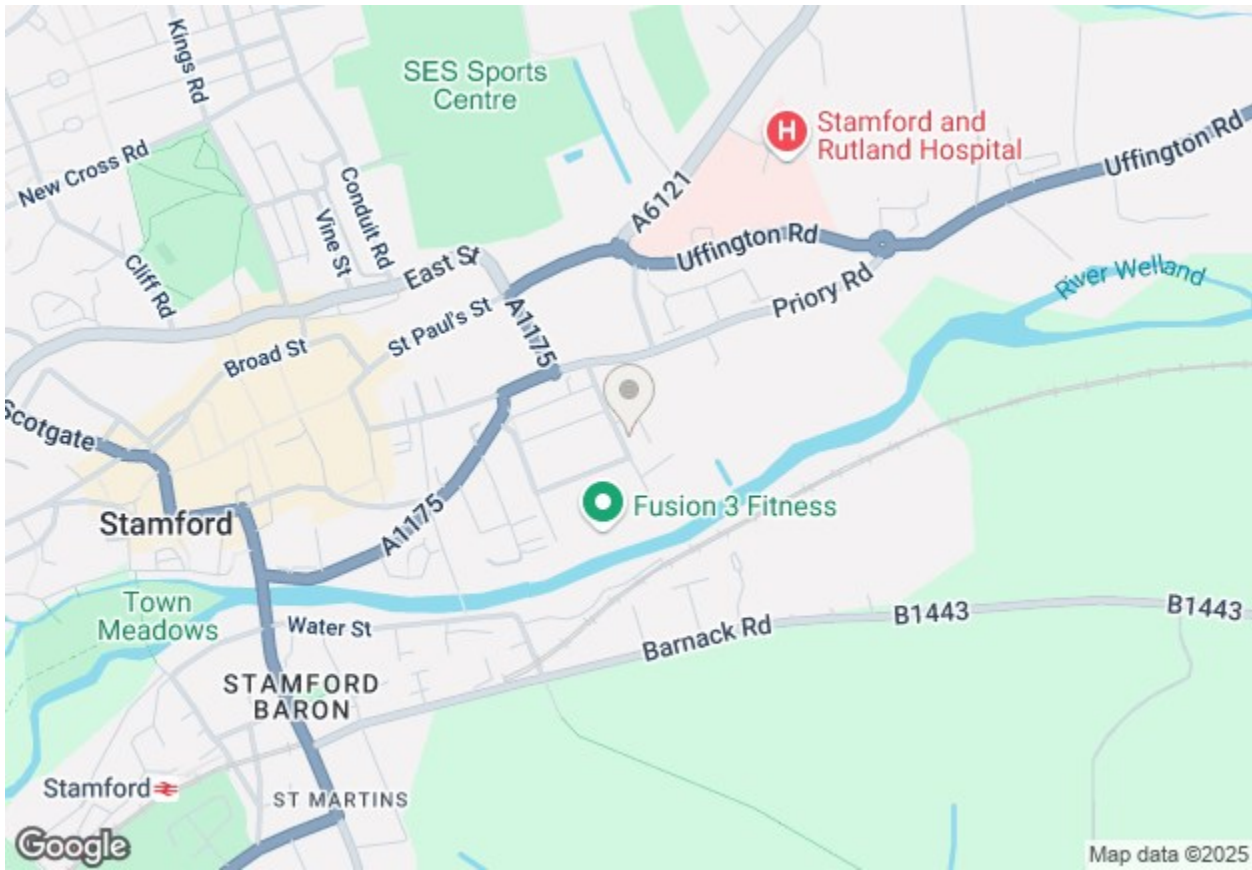




21 Cherryholt Road, Stamford, PE9 2EP

This delightful townhouse offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining.

The townhouse boasts three well-appointed bathrooms, ensuring convenience for all residents and visitors. Each room is designed to maximise light and space, creating a warm and welcoming atmosphere throughout the home.

The property is set within walking distance of the town centre and comes with two off street parking spaces.

The accommodation comprises: - Entrance hall, cloakroom, kitchen diner, study/bedroom four, landing, sitting room, bedroom three, family bathroom, second landing, Main bedroom with en-suite and built-in wardrobes and second bedroom with en-suite.

To the rear is an low maintenance courtyard garden.

**Guide Price £535,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Stylish modern town house
  - 1,651 Sqft, 152msq
  - Impressive Main bedroom with en-suite
  - Gas fired central heating
  - Two parking spaces
- Flexible accommodation set over three floors
  - Presented to a high standard by the current owners
  - Three/four bedrooms
  - Walking distance to the town centre
  - EPC - C, Council Tax Band - F



ACCOMMODATION:

Entrance Hallway

Kitchen/Breakfast Room  
5.28 x 3.94 (17'3" x 12'11")

Bedroom Four/Study  
3.59 x 2.77 (11'9" x 9'1")

WC

First Floor Stairs & Landing

Living Room  
5.30 x 3.96 (17'4" x 12'11")

Bedroom Three  
5.30 x 3.73 (17'4" x 12'2")

Bathroom

Second Floor Stairs & Landing

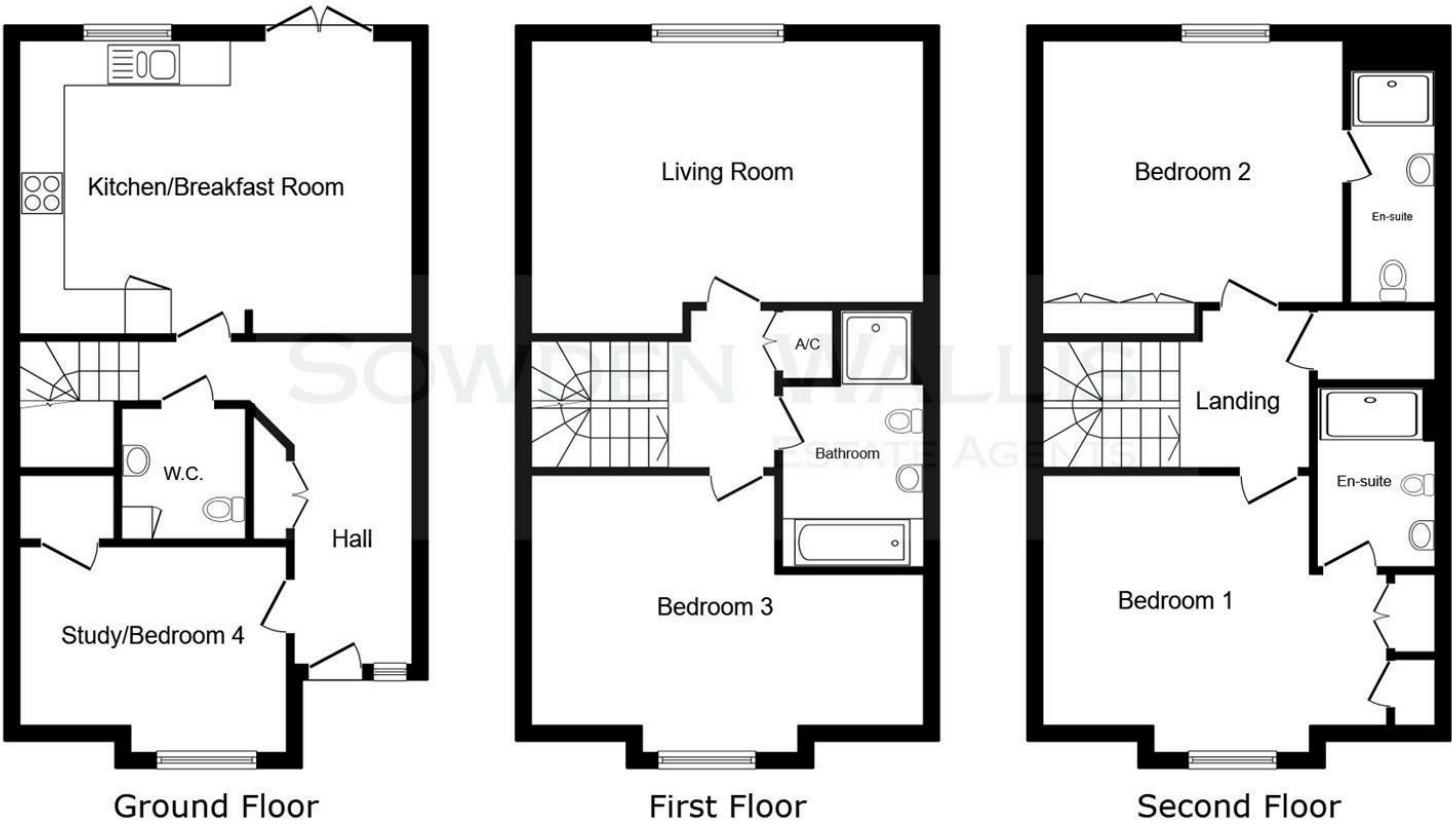
Bedroom One  
4.63 x 3.75 (15'2" x 12'3")

Bedroom One Ensuite

Bedroom Two  
4.04 x 3.75 (13'3" x 12'3")

Bedroom Two Ensuite

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)