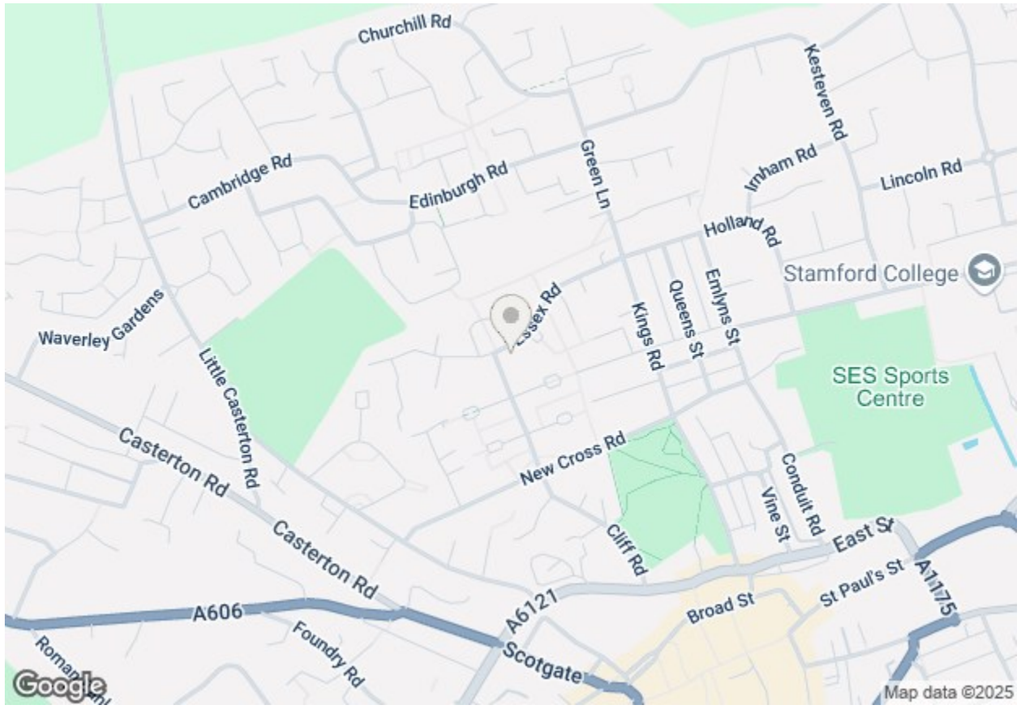
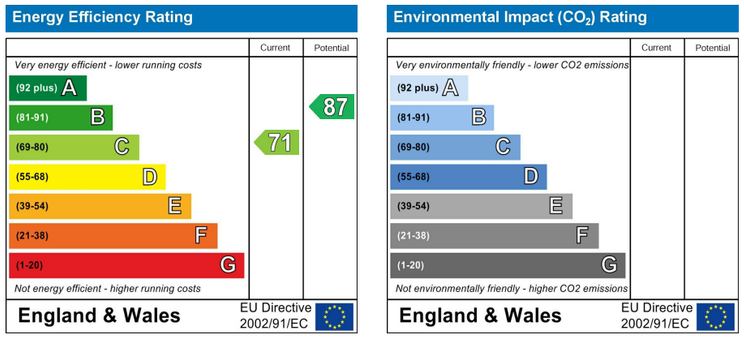
Sowden Wallis

Estate Agents



8 Essex Road, Stamford, PE9 1LA



Set within walking distance of the town centre, the extended end-terraced home offers spacious accommodation that includes two reception rooms, a breakfast kitchen and generous Main bedroom with en-suite. The property also comes with two further bedrooms, a downstairs cloakroom and an annually serviced gas fired central heating boiler.

The accommodation compromises: - Entrance Hall, cloakroom, siting room, dining room, breakfast kitchen, landing, Main bedroom with en-suite, two further bedrooms and bathroom.

To the side of the property is off street parking that leads to a single garage, whilst to the rear is a lawn garden. At the front of the property is a sizable lawn garden, with the family home overlooking a green to the side.

NO CHAIN

Guide Price £310,000 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.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Extended three bedroom home
- Two reception rooms & a breakfast kitchen
- Annually serviced gas fired central heatig
- Off street parking & single garage
- Walking distance to the town centre
- Spacious Main bedroom with en-suite
- Downstairs w/c
- Enclosed lawn grden to the rear and generous garden to the front
- Council Tax Band -

ACCOMMODATION:

Entrance Hall

Cloakroom
1.30m x 1.22m (4'3 x 4')

Sitting Room
4.93m x 3.33m (16'2 x 10'11)

Dining Room
3.35m x 2.62m (11' x 8'7)

Brekfast Kitchen
4.93m x 2.74m (16'2 x 9')

Landing

Main Bedroom
5.44m x 3.07m (17'10 x 10'1)

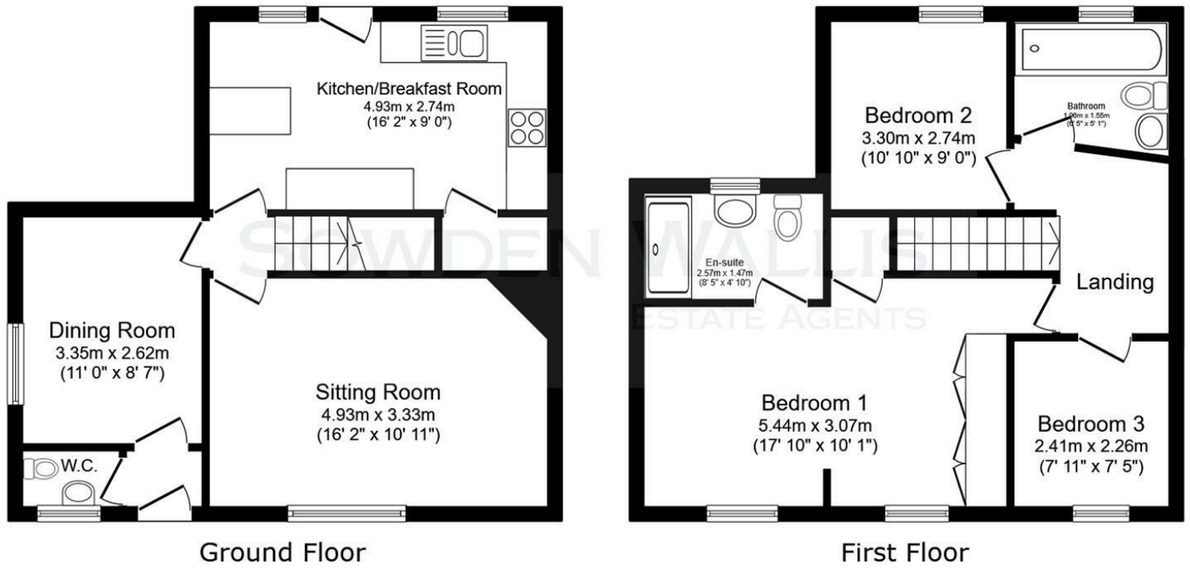
En-suite
2.57m x 1.47m (8'5 x 4'10)

Bedroom Two
3.30m x 2.74m (10'10 x 9')

Bedroom Three
2.41m x 2.26m (7'11 x 7'5)

Bathroom
2.03m max, 1.78m min x 1.55m (6'8 max, 5'10 min x 5'1)

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