



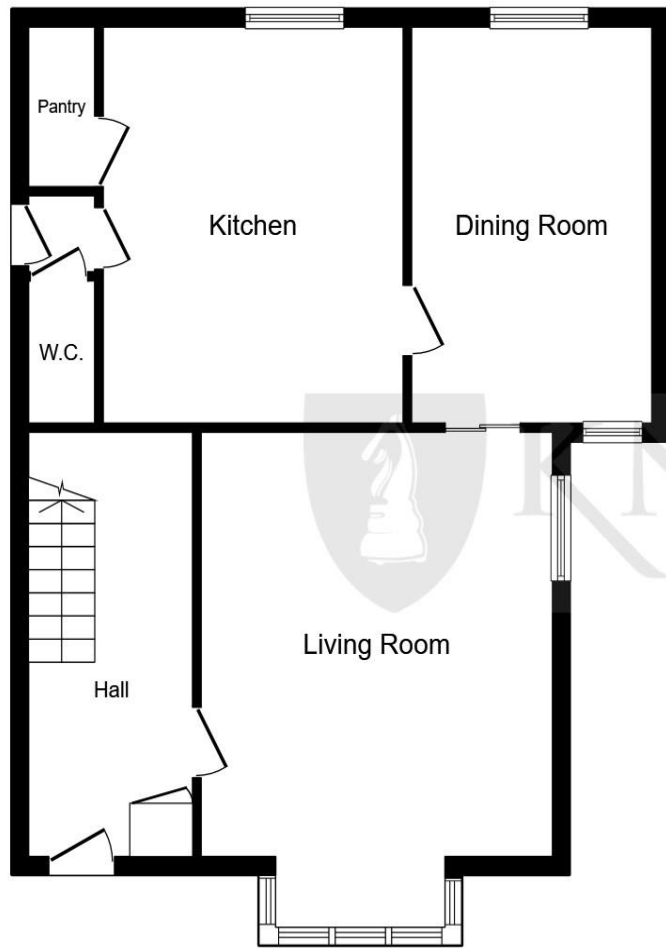
**Emlyns Street,  
Stamford, PE9 1QP**



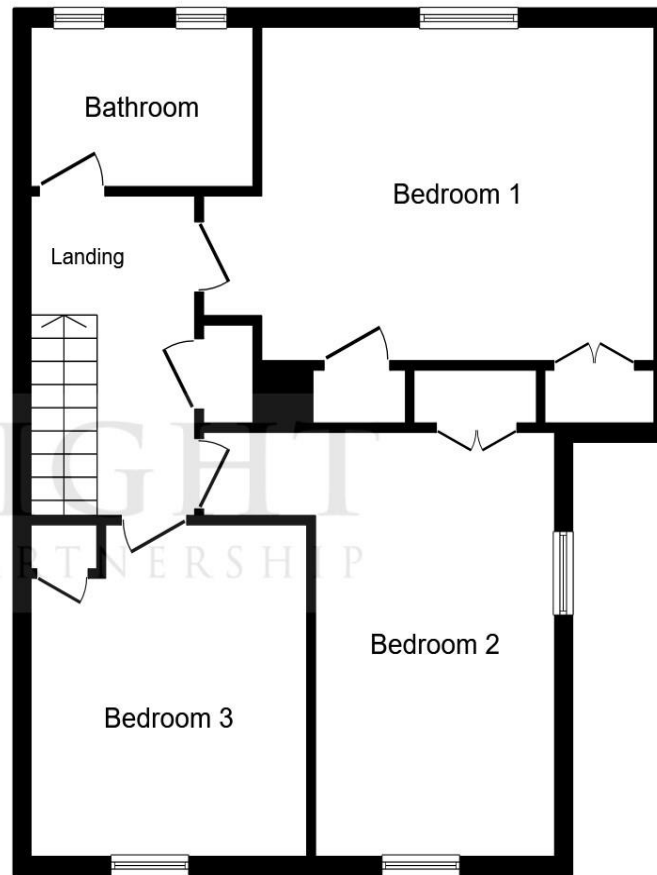
## *Welcome to* **Emlyns Street**

Situated in a sought after area of Stamford, just outside the town centre is this substantial detached property with potential to extend STPP and scope to improve. A rare opportunity, this property is available with no onward chain and viewing is highly recommended.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

13' 5" x 17' 7" ( 4.09m x 5.36m )

**Dining Room**

8' 11" x 12' 10" ( 2.72m x 3.91m )

**Kitchen**

12' 10" x 10' 9" ( 3.91m x 3.28m )

**Rear Lobby & Pantry**

**Bedroom One**

11' 2" x 14' 3" ( 3.40m x 4.34m )

**Bedroom Two**

14' 11" x 9' 10" ( 4.55m x 3.00m )

**Bedroom Three**

9' 7" x 11' 2" ( 2.92m x 3.40m )

**Bathroom**

8' 8" x 6' 11" ( 2.64m x 2.11m )

**Garage**

17' 1" x 8' 7" ( 5.21m x 2.62m )

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

Welcome to

## Emlyns Street

- Property with Potential!
- Sought After Location
- Detached Home Offering Opportunity To Improve
- Spacious & Generously Proportioned
- Parquet Flooring & Period Details
- Driveway & Garage
- Scope To Extend
- No Onward Chain

Tenure: Freehold EPC Rating: D

Offers over

**£525,000**

A rare opportunity to acquire a 1960's built home in near original condition offering huge scope and potential to extend (STPP) and improve on a generous plot in a sought after location, offering accommodation comprising; Entrance Hall with parquet flooring laid through into the dual aspect sitting room with walk in bay window and door through to the dining room, also with parquet flooring and overlooking the rear garden. The kitchen with doors through from both the entrance hall and dining room benefits from a pantry and door to rear lobby with cloakroom off.

Upstairs there are three double bedrooms, all with built in wardrobes or storage and the larger two rooms also having a built in vanity unit with basin, a family bathroom completes the first floor.

Outside the property has a driveway and garage with brick built store behind, there is gated pedestrian access to both sides leading to the generous rear garden, lawned with fruit trees, and shed benefitting from power and light.

The property is available with no onward chain and must be viewed to fully appreciate the potential.

Agents Note; It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



Please note the marker reflects the postcode not the actual property

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