



Trinity Road
Stamford PE9 1BP

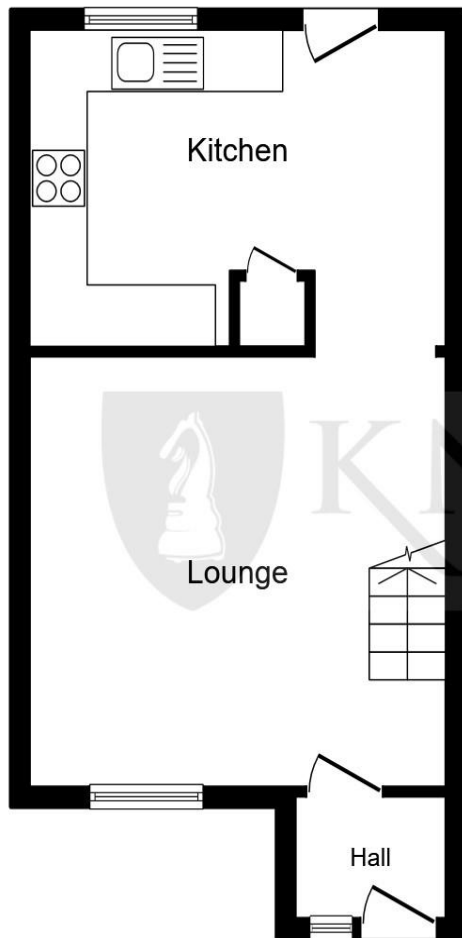


KNIGHT
PARTNERSHIP

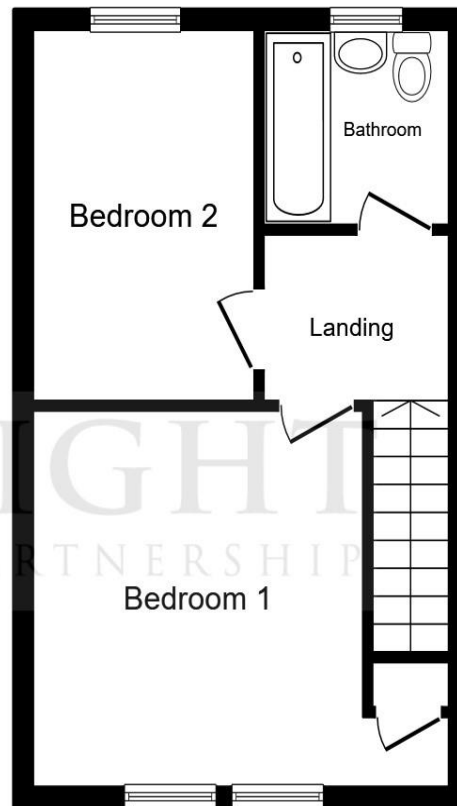
Welcome to **Trinity Road**

Conveniently situated for easy access to the town centre, local schooling and amenities is this immaculately presented two bedroom home.





Ground Floor



First Floor

Entrance Porch

Lounge

14' 4" x 13' 9" (4.37m x 4.19m)

Kitchen

14' 3" x 10' 3" (4.34m x 3.12m)

Bedroom One

12' 2" x 14' 3" (3.71m x 4.34m)

Bedroom Two

7' 8" x 11' 11" (2.34m x 3.63m)

Bathroom

5' 9" x 7' (1.75m x 2.13m)

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

Welcome to

Trinity Road

- Ideal First Time Buy!
- Close To Local Amenities & Easy Access To The Town Centre
- Two Bedrooms
- Refitted Bathroom
- South Westerly Facing Low Maintenance Rear Garden
- Block Paved Parking

Tenure: Freehold EPC Rating: C

offers over

£220,000

Offering light & airy accommodation briefly comprising: Entrance porch, lounge with cupboard under the stairs and an arch leading through to the kitchen dining room. The kitchen has an integrated oven & hob with space for a fridge freezer and washing machine, and a door out to the rear garden.

Upstairs, there are two bedrooms, and a beautifully refitted bathroom to offer a vanity basin, WC and shower over the bath.

There is block paved parking for two cars to the front of the property and a south westerly low maintenance garden with a patio seating area, a shed and gated pedestrian access to the rear.



Please note the marker reflects the postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 [knightpartnership.com](https://www.knightpartnership.com)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Property Ref:
SMD104456 - 0002



KNIGHT
PARTNERSHIP