



**44 Arran Road
Stamford PE9 2XS**

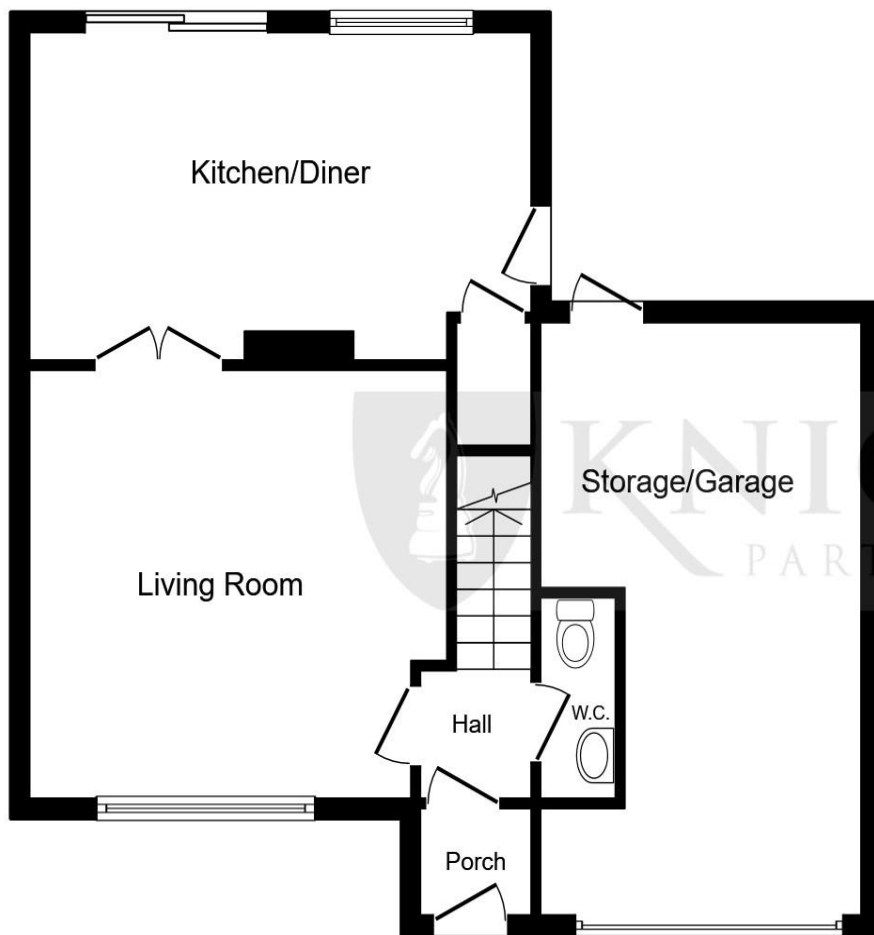


KNIGHT
PARTNERSHIP

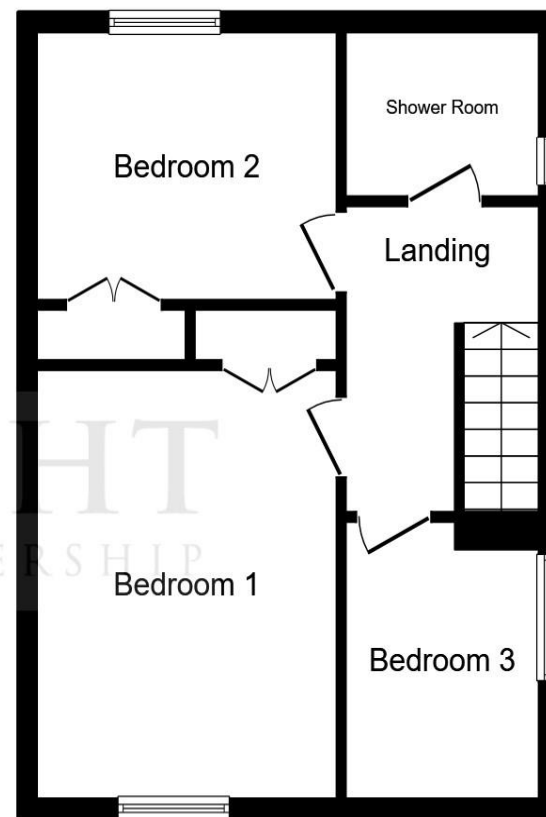
Welcome to
44 Arran Road

Situated in a sought-after residential area convenient to local schooling and with easy access to the A1 and the town centre alike is this well maintained family home offering scope for updating.





Ground Floor



First Floor

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

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Entrance Hall

Living Room

14' 4" x 14' 1" (4.37m x 4.29m)

Kitchen Dining Room

17' 7" x 10' 4" (5.36m x 3.15m)

Stairs & Landing

Bedroom One

15' 11" x 10' 6" (4.85m x 3.20m)

Bedroom Two

8' 9" x 10' 6" (2.67m x 3.20m)

Bedroom Three

6' 9" x 9' (2.06m x 2.74m)

Shower Room

5' 4" x 6' 9" (1.63m x 2.06m)

Driveway & Store

Front & Rear Gardens

Welcome to

44 Arran Road

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well-kept Family Home
- Opportunity To Improve & Extend STPP
- Viewing Highly Recommended!

Tenure: Freehold EPC Rating: C

guide price

£210,000

A well-kept family home with spacious accommodation comprising; Entrance Porch and hall with cloakroom, door to the front aspect lounge with double doors through to the kitchen diner across the rear of the property. The kitchen is fitted with integrated dishwasher, double oven and hob, and there is space for a washing machine and fridge freezer. The dining area benefits from patio doors opening onto the garden.

Upstairs the two larger bedrooms benefit from built in wardrobes, the third bedroom has been most recently used as a home office and the bathroom has been refitted to offer a walk-in shower.

Outside the property has a block paved driveway and lawned garden with hedged border to the front. The garage has been modified to allow a ground floor cloakroom accessible from the entrance hall and offers storage and access through to the rear garden which is mainly laid to lawn with shrub borders.



Please note the marker reflects the postcode not the actual property

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