



**63 Lambeth Walk
Stamford PE9 1BQ**

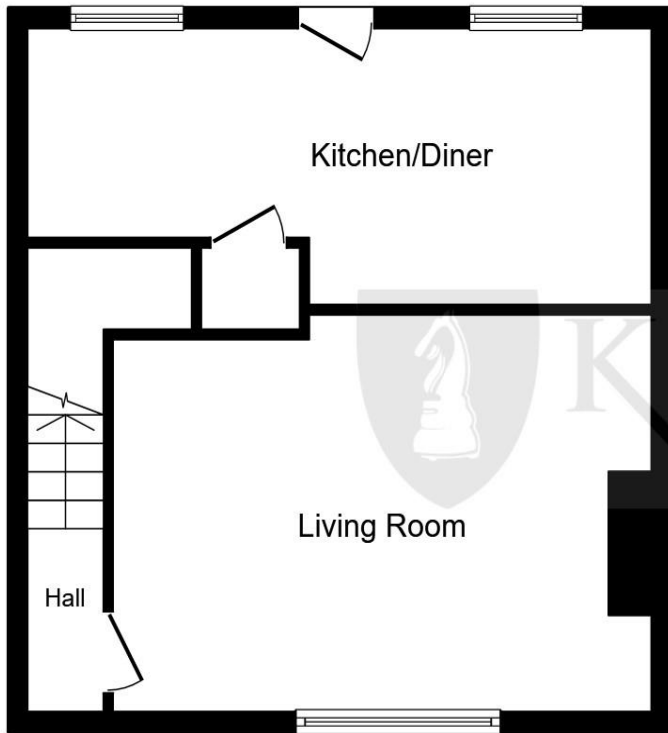


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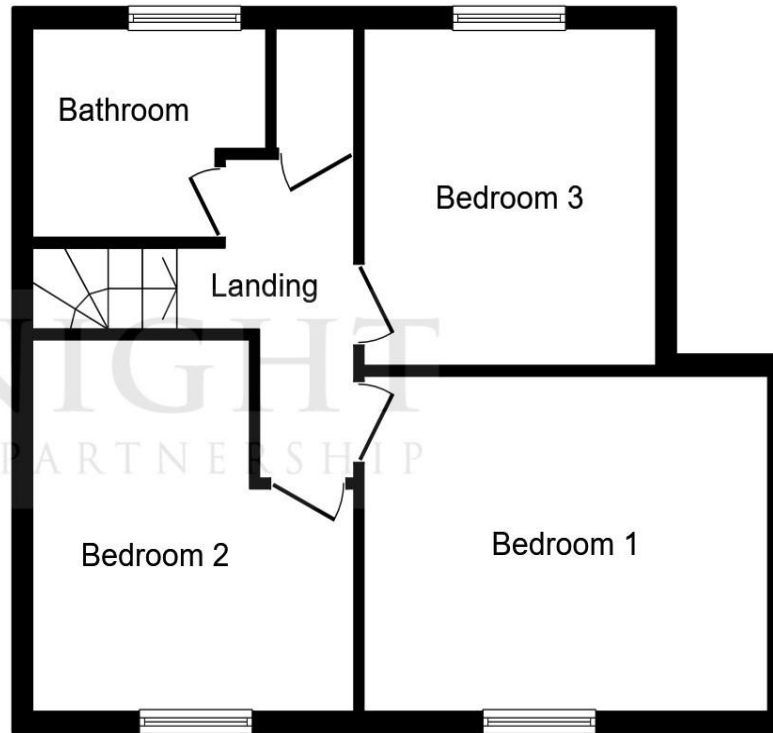
Welcome to
63 Lambeth Walk

This deceptively spacious three-bedroom mid-terrace home is situated on the edge of a cul-de-sac, close to local amenities and offering easy access to the town centre, and local schooling. Benefits include three double bedrooms, and a generous rear garden with a westerly aspect. No chain!





Ground Floor



First Floor

Entrance Hall

Lounge

18' 4" x 11' 11" (5.59m x 3.63m)

Dining Area

12' 8" x 9' 1" (3.86m x 2.77m)

Kitchen Area

7' x 9' 4" (2.13m x 2.84m)

Bedroom One

13' 11" x 10' 7" (4.24m x 3.23m)

Bedroom Two

10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom Three

10' 10" x 11' 2" (3.30m x 3.40m)

Bathroom

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

63 Lambeth Walk

- Spacious Accommodation
- Easy Access To The Town Centre
- Close To Local Amenities
- Three Double Bedrooms
- Kitchen Dining Room
- Large North Westerly Facing Rear Garden
- No Onward Chain

Tenure: Freehold EPC Rating: D

£205,000

A substantial mid-terrace home offering further potential with accommodation comprising; Entrance Hall and door off to the lounge with further door leading through to the kitchen diner benefitting from a pantry and door to the garden. Upstairs there are three double bedrooms and generously proportioned shower room.

Outside the property lies behind a low maintenance gravelled front garden offering potential to be converted to off road parking and to the rear is a generous lawned garden with patio and gated access to the front.

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved



Please note the marker reflects the postcode not the actual property

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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.

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