



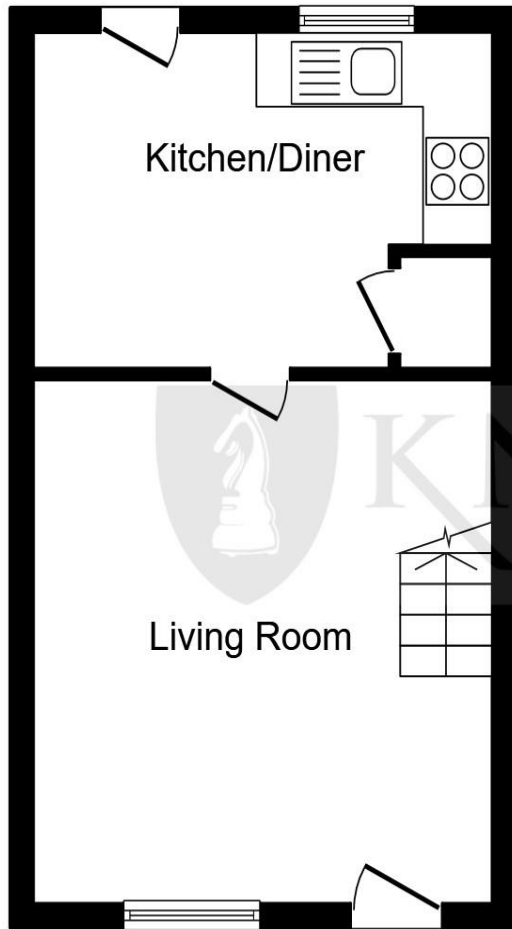
**Drift Avenue  
Stamford PE9 1UY**



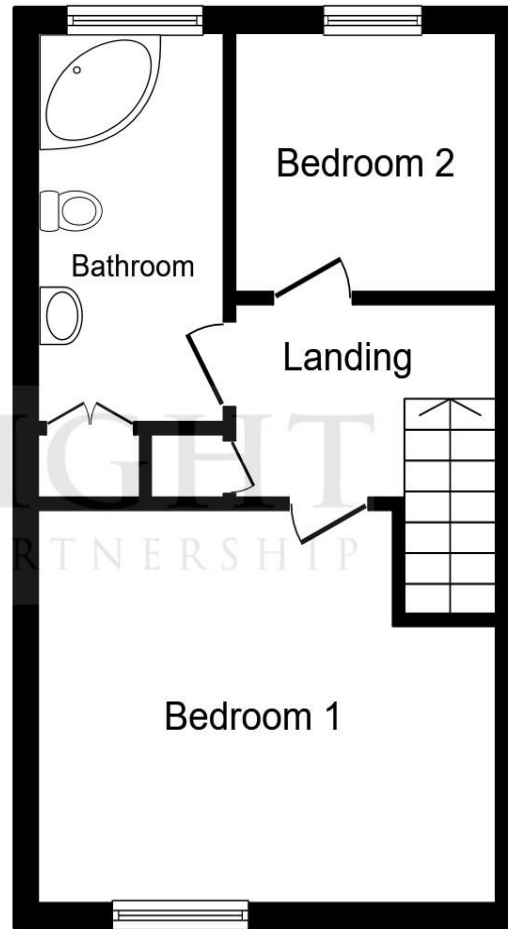
## *Welcome to* **Drift Avenue**

Situated in a cul-de-sac location convenient to local amenities including supermarkets, leisure centre and Stamford College, this property would suit a first-time buyer or downsizer alike and may also appeal as an investment for buy to let purposes.





**Ground Floor**



**First Floor**

**Lounge**

12' 11" x 12' 4" ( 3.94m x 3.76m )

**Kitchen**

10' x 12' 5" ( 3.05m x 3.78m )

**Bedroom One**

12' 4" x 10' 9" ( 3.76m x 3.28m )

**Bedroom Two**

6' 10" x 7' 6" ( 2.08m x 2.29m )

**Bathroom**

4' 5" x 9' 10" ( 1.35m x 3.00m )

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

### Drift Avenue

- Ideal Starter Home or Buy To Let
- Generous Landscaped Garden
- Allocated Off Road Parking Spaces
- Quiet Cul-de-sac Location
- Convenient To Local Amenities

Tenure: Freehold EPC Rating: D

offers over

# £190,000

Entering into the spacious lounge with stairs straight ahead, there is a door through to the kitchen which benefits from a spacious pantry and fitted base and wall units, the kitchen overlooks the landscaped garden, and the part glazed door opens onto a gravelled entertaining space. Upstairs is the main double bedroom, a second bedroom and the bathroom fitted with corner bath and shower over complete the first floor. The property lies behind a low maintenance garden and there is a store cupboard to the left of the front door. There is gated pedestrian access to the side leading round to the rear. The garden is mainly laid to lawn with gravelled areas and raised beds, a gate towards the rear of the garden opens onto the allocated off-road parking for two cars.

This property is available with no onward chain.

\*Agents note: The photographs are Library images.



Please note the marker reflects the postcode not the actual property

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Property Ref:

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