



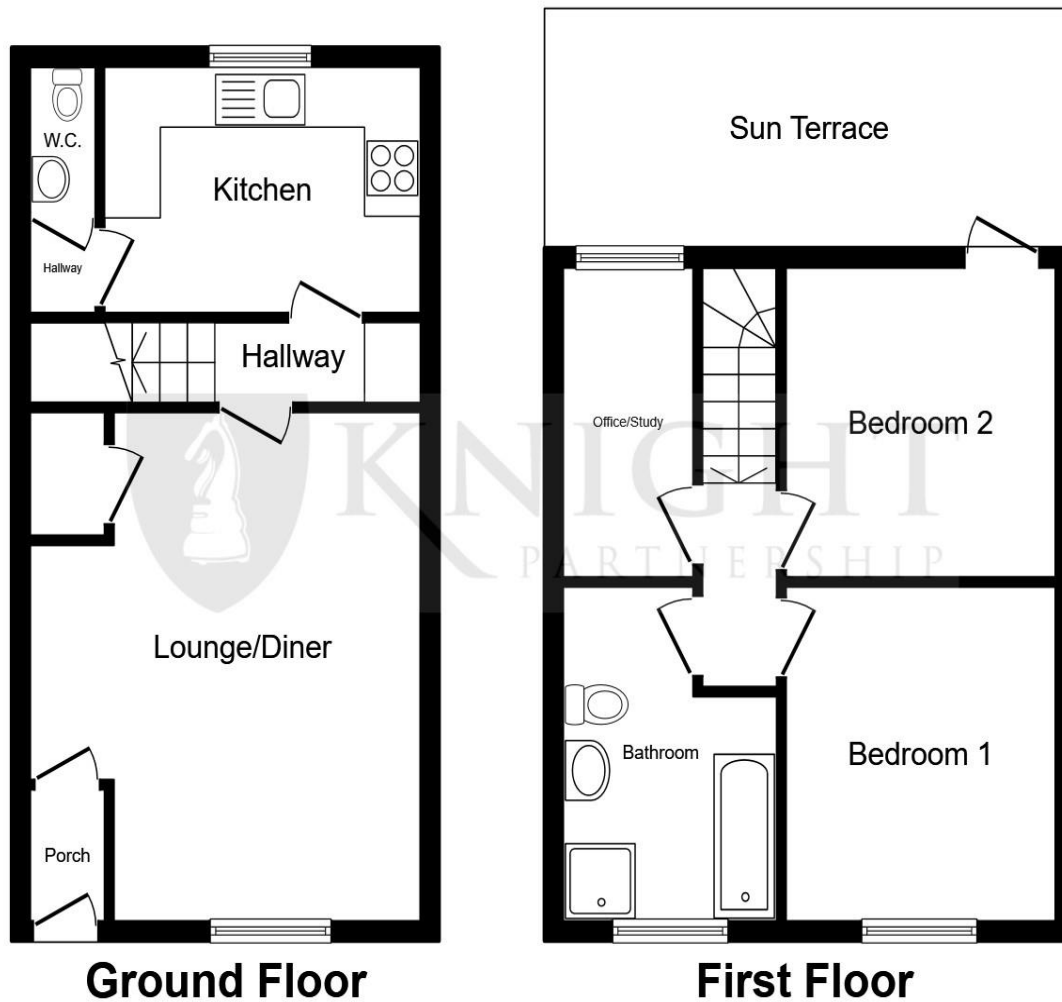
**Belton Street
Stamford PE9 2EF**



Welcome to
Belton Street

This well-presented period semi-detached home is positioned close to the town centre, convenient for the High Street shops, and all the amenities Stamford has to offer.





Entrance Hall

Cloakroom

Lounge

16' 10" x 12' 11" (5.13m x 3.94m)

Kitchen

10' 10" x 8' 1" (3.30m x 2.46m)

Bedroom One

9' 5" x 11' 2" (2.87m x 3.40m)

Bedroom Two

9' 6" x 10' (2.90m x 3.05m)

Bedroom Three

10' 2" x 4' 5" (3.10m x 1.35m)

Bathroom

11' 1" x 8' 6" (3.38m x 2.59m)

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 Belton Street Stamford

- Stone Built Period Property
- Two Double Bedrooms
- Spacious Accommodation
- Town Centre Location
- No Chain

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 2000 years from 11 Jun 1844. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£190,000

A spacious stone built well-appointed period property offering accommodation comprising: Entrance hall with door through to a lounge dining room with upstairs store cupboard, and there is a central hall with access through to the refitted kitchen and cloakroom beyond. The kitchen is fitted with integrated hob and oven, there is space for a fridge freezer and washing machine.

Upstairs are two double bedrooms, a dressing room/study and bathroom fitted with a suite including bath, basin, WC and separate shower cubicle.



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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Property Ref:

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