



**Montrose Close
Stamford PE9 2TJ**

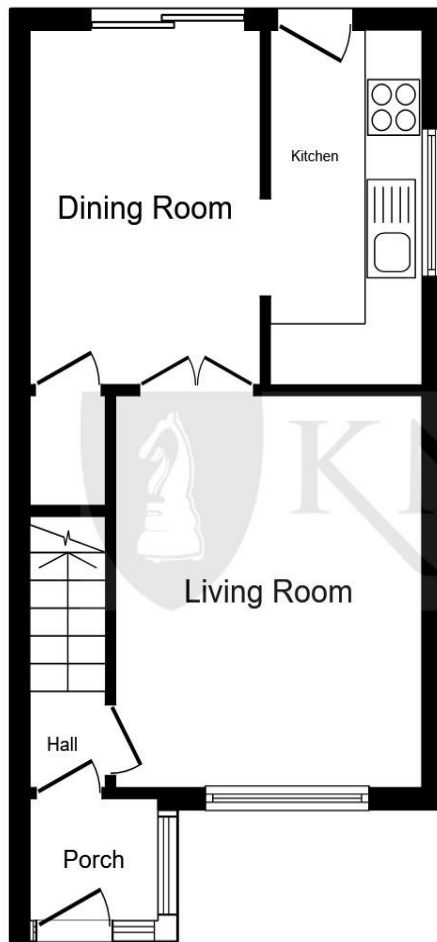


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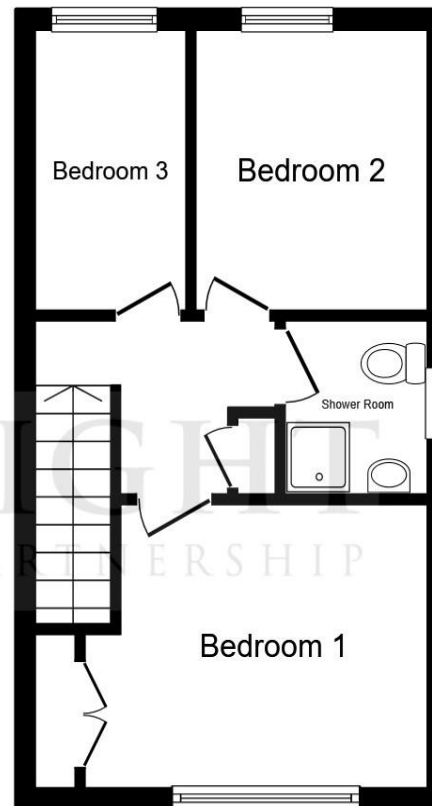
Welcome to
Montrose Close
Stamford

Situated in a popular residential area, offering easy access to good local schooling, the town centre and the A1 for fast commuting is this three bedroom semi-detached home. Offered for sale with no onward chain and the potential to extend (STP).





Ground Floor



First Floor

Entrance Hall

Lounge

12' 7" x 10' 6" (3.84m x 3.20m)

Dining Room

11' 5" x 8' (3.48m x 2.44m)

Kitchen

11' 5" x 5' 3" (3.48m x 1.60m)

Bedroom One

9' 1" x 13' 7" max (2.77m x 4.14m max)

Bedroom Two

9' x 8' (2.74m x 2.44m)

Bedroom Three

9' x 5' 3" (2.74m x 1.60m)

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 Montrose Close Stamford

- Property with Potential
- Sought After Cul-de-sac Position
- Garage & Driveway
- Generous Wrap Around Garden
- Popular Residential Area

Tenure: Freehold EPC Rating: C

guide price

£250,000

A well-kept home requiring some updating set on an oversized plot and offering potential to extend with accommodation comprising: Entrance porch and hall with door to the front aspect lounge, which has double doors opening through to the dining room with patio doors opening onto the garden. This also has access through to the kitchen with a back door opening onto the garden.

Upstairs the main bedroom benefits from a built-in wardrobe, and there are two further bedrooms and a shower room.

The property lies behind a lawned front garden with gated access to the rear wrap around garden, from the garden is a personal door to the back of the en-bloc garage with driveway from Oban Close. The generous garden is mainly laid to lawn with patio and established flower bed borders.

The generous proportions of the garden provide ample scope to extend the property (STP) and viewing is recommended.

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



Please note the marker reflects the
postcode not the actual property

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