



**Windsor Close
Stamford PE9 1HJ**

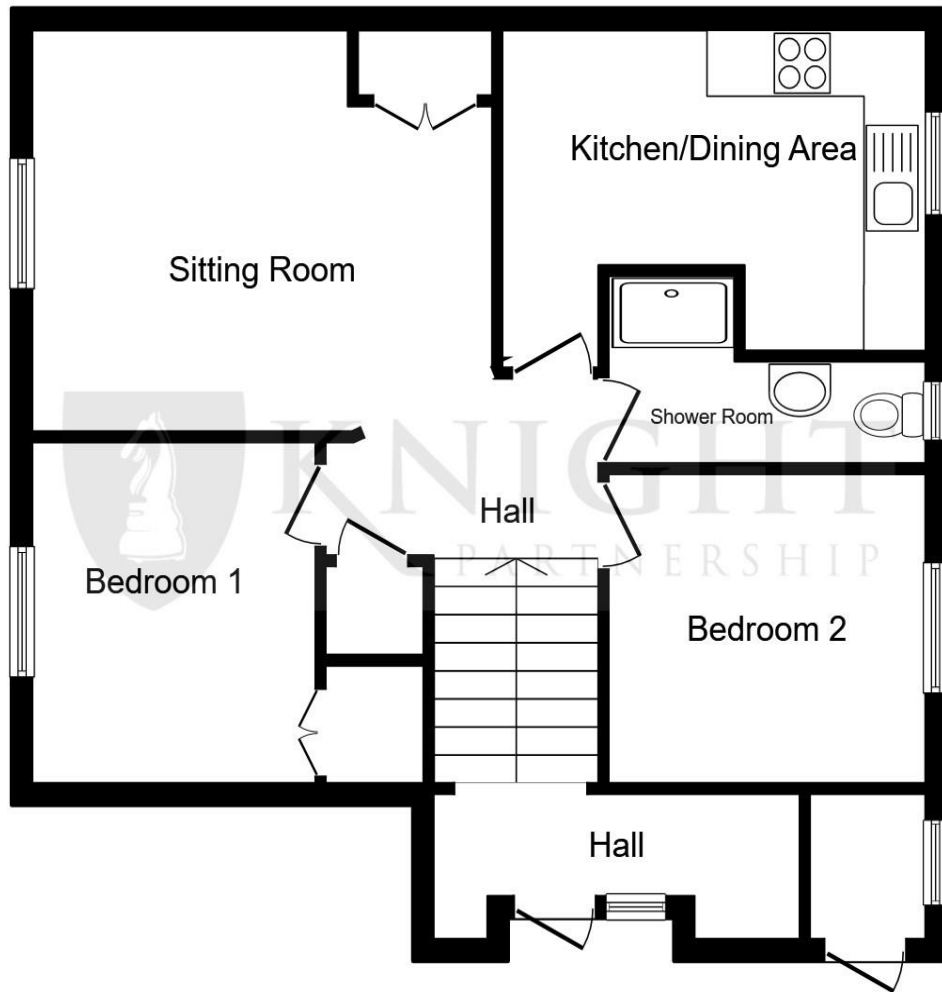


KNIGHT
PARTNERSHIP

Welcome to
Windsor Close
Stamford

Situated in a cul-de-sac within a popular residential area, with easy access to the town centre, local schooling and amenities, is this spacious two bedroom first-floor maisonette. Ideal first time buy or buy to let.





Entrance Hall

Sitting Room

10' 7" x 15' 1" (3.23m x 4.60m)

Kitchen

13' 10" x 7' 2" (4.22m x 2.18m)

Bedroom One

11' 1" x 11' 7" (3.38m x 3.53m)

Bedroom Two

10' 5" x 10' 10" (3.17m x 3.30m)

Bathroom

10' 8" x 4' 9" (3.25m x 1.45m)

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

Windsor Close

- Well-Presented First Floor Maisonette
- Two Double Bedrooms
- Kitchen Dining Room
- Enclosed Rear Garden
- Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 50.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Apr 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

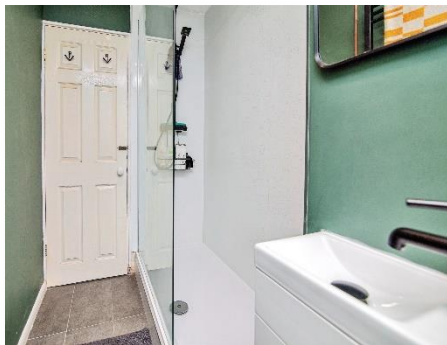
guide price

£170,000

Offering well-presented accommodation briefly comprising: Entrance hall with stairs up to the accommodation. The hall leads to the sitting room overlooking the front of the property with built-in storage, and the kitchen dining room sits to the rear with a range of units and space for an oven & hob, fridge freezer and washing machine. There are two generous bedrooms, one of which has built-in wardrobes, and the shower room has been re-fitted to include a large walk-in shower.

Outside to the rear there is an enclosed lawned garden with a covered seating area and access to an outbuilding for storage, and to the front there is shared parking, along with additional parking available on the street.

Viewing recommended!



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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