



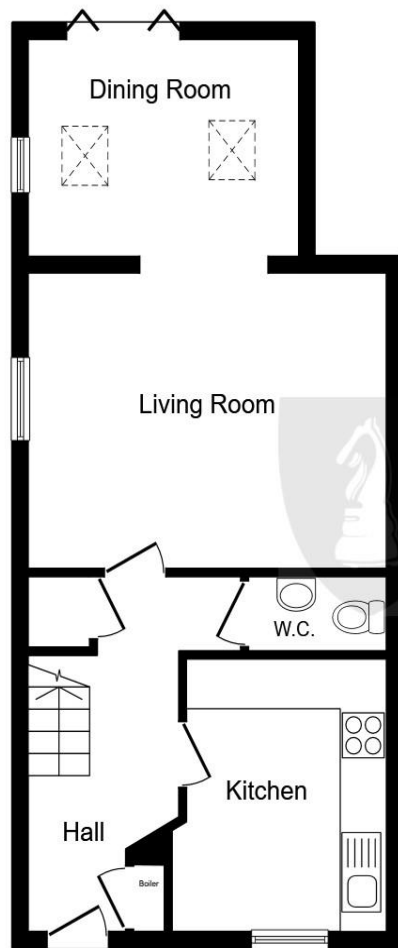
**Tippett Road
Stamford PE9 3DQ**



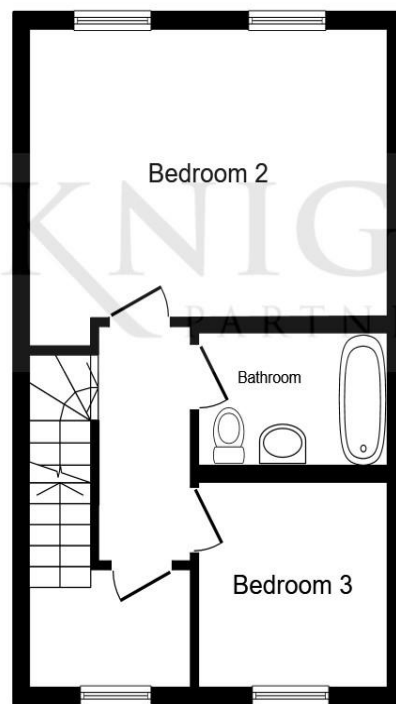
Welcome to
Tippett Road
Stamford

Situated in this ever-popular modern development with excellent access to good local schooling and amenities, the A1 for fast commuting and the town centre, is this immaculate three-bedroom three-storey home.

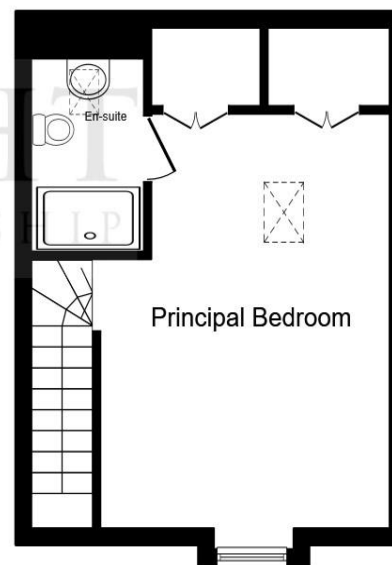




Ground Floor



First Floor



Second Floor

Entrance Hall

Cloakroom

Kitchen

10' 10" x 8' 6" (3.30m x 2.59m)

Living Room

15' 3" x 11' 9" (4.65m x 3.58m)

Dining Room

11' 7" x 8' 8" (3.53m x 2.64m)

First Floor

Bedroom Two

15' 4" x 11' 1" (4.67m x 3.38m)

Bedroom Three

8' 2" x 8' 1" (2.49m x 2.46m)

Bathroom

Second Floor

Bedroom One

19' 11" max x 10' 4" (6.07m max x 3.15m)

En-Suite Shower Room

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 Tippett Road Stamford

- Beautiful Three-Storey Town House
- Improved & Extended
- Immaculately Presented Throughout
- Dining Room with Bi-Fold Doors
- Three Generous Bedrooms
- Principal Bedroom With En-Suite
- Driveway Providing Off Road Parking
- Low Maintenance Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers over
£380,000



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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