

Conduit Road
Stamford PE9 1QQ



Welcome to

Conduit Road

This beautifully presented period town house is conveniently situated within a short walk of the town centre shops and restaurants and benefits from a single garage with off road parking in front. Offered for sale with no onward chain.



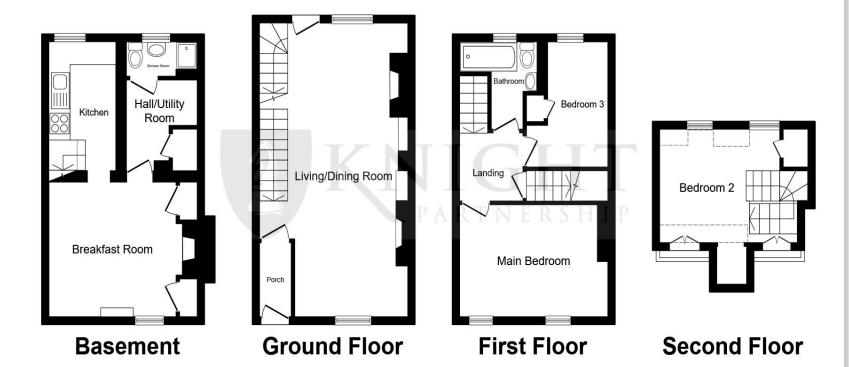












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Lounge Dining Room 24' 3" x 9' (7.39m x 2.74m)

Lower Ground Floor

Breakfast Room 12' 2" x 11' 8" (3.71m x 3.56m)

Kitchen

11' 11" x 5' 11" (3.63m x 1.80m)

Utility Room

6' 11" x 5' 3" (2.11m x 1.60m)

Shower Room

5' 11" x 3' 9" (1.80m x 1.14m)

First Floor

Bedroom One

13' 10" x 10' (4.22m x 3.05m)

Bedroom Three/Study

10' 11" x 4' 7" (3.33m x 1.40m)

Bathroom

8' 6" x 2' 7" (2.59m x 0.79m)

Top Floor

Bedroom Two

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

Welcome to

Conduit Road

- Immaculately Presented Period Home
- Character Features Including Exposed Stone Walls & Fireplaces
- Three Bedrooms
- Single Garage
- Kitchen & Breakfast Room
- Town Centre Location
- Shower Room & Bathroom
- No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

The property is immaculately presented throughout offering accommodation over four floors with many character features including fireplaces, original flooring and exposed stone walls, and briefly comprises:-Entrance hall opening into the lounge dining room with a feature fireplace in the lounge area which could be opened up, and a gas fireplace in the dining area with the stairs to the first floor and door out to the rear garden. On the lower ground floor is the kitchen, fitted with a range of units and integrated fridge, with an oven & hob and space for a washing machine. The breakfast room has original tiled flooring, a feature fireplace and two storage cupboards. Off the dining room is the utility room with storage cupboard and leading through to a shower room.

On the first floor there is the main bedroom with two large sash windows letting in plenty of light, bedroom three/study with a storage cupboard and the family bathroom fitted with a white suite with a shower over the bath. On the top floor is the second bedroom with built-in storage into the eaves.

Outside the rear garden is decked for low maintenance and leads to the garage with a personal door. Parking is available to the rear in front of the garage and there is gated access into the garden.

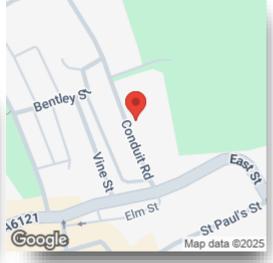
guide price

£375,000









Please note the marker reflects the postcode not the actual property







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Property Ref: SMD105114 - 0002