



Conduit Road  
Stamford PE9 1QQ



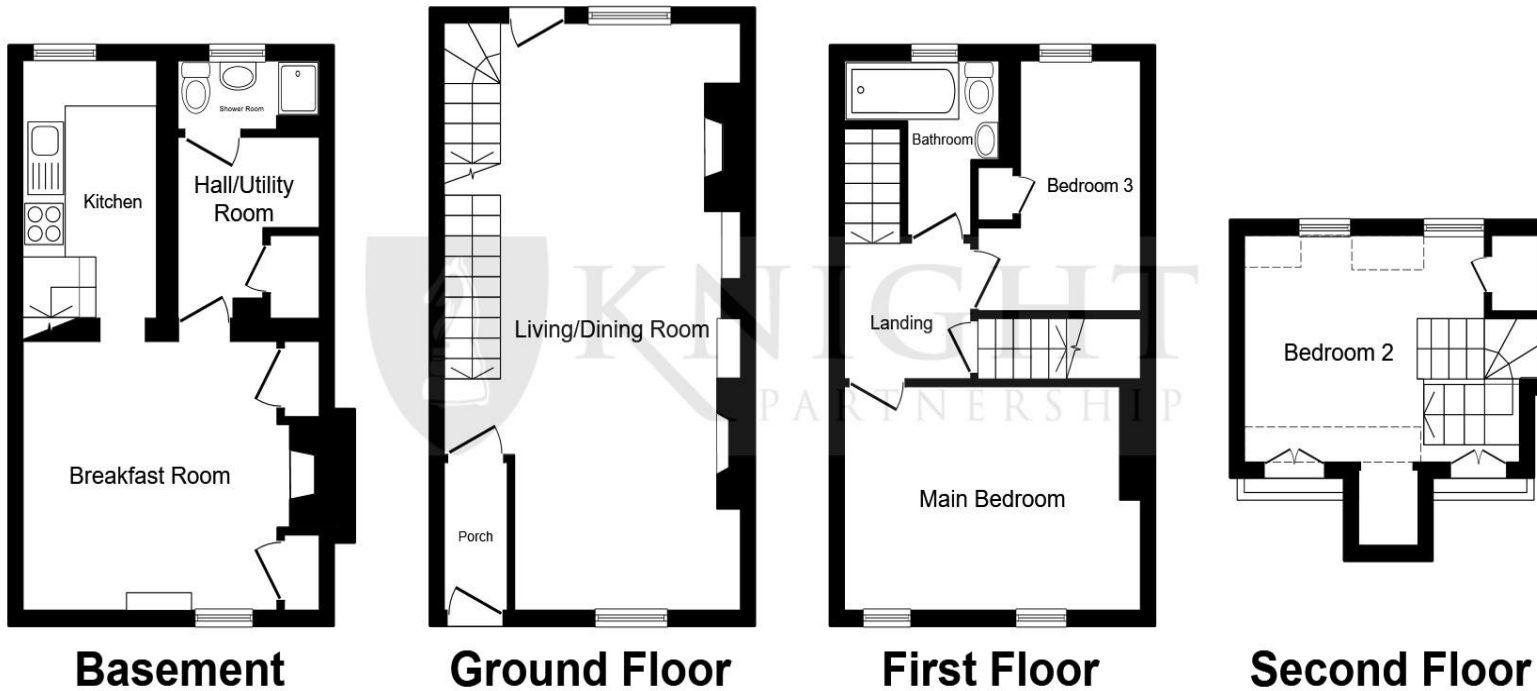
**KNIGHT**  
PARTNERSHIP



## *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.





## 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 )

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](http://www.focalagent.com)

*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

guide price

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SMD105114 - 0002



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