



Angus Close
Stamford PE9 2YU

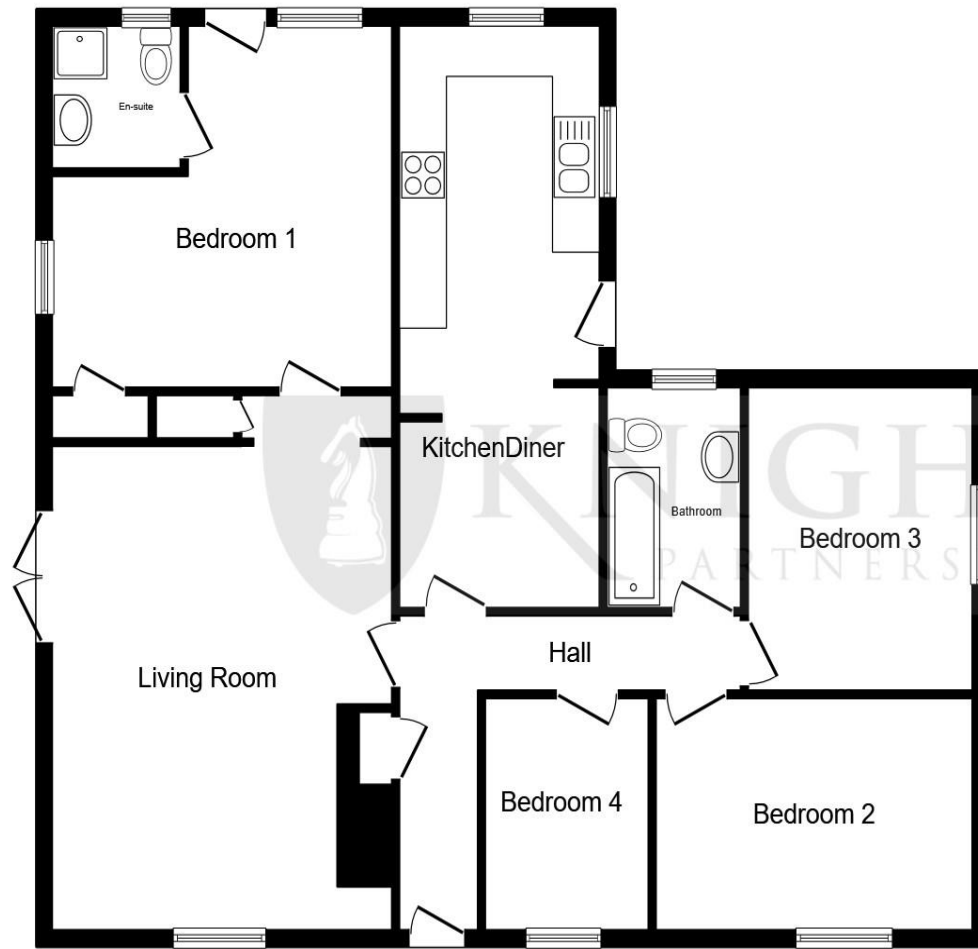


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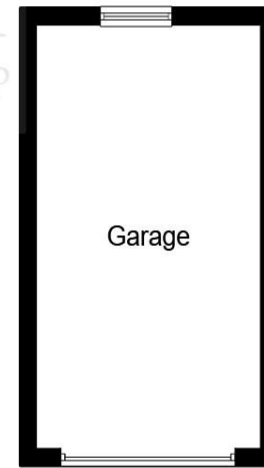
Welcome to **Angus Close**

This generous detached bungalow is located within a quiet cul-de-sac on the edge of a popular development, offering excellent access to local amenities, the town centre and the A1 for fast commuting. The property offers scope to improve and extend (STP) and is offered for sale with no onward chain.





Floor Plan



Garage

Entrance Hall

Lounge

18' 6" x 10' 1" (5.64m x 3.07m)

Kitchen Dining Room

23' 10" x 10' 1" (7.26m x 3.07m)

Bedroom One

13' 10" x 14' 9" (4.22m x 4.50m)

En-Suite Wet Room

5' 7" x 5' 4" (1.70m x 1.63m)

Bedroom Two

13' 8" x 9' (4.17m x 2.74m)

Bedroom Three

11' 1" x 9' 4" (3.38m x 2.84m)

Bedroom Four

9' 1" x 7' 5" (2.77m x 2.26m)

Bathroom

8' x 5' 7" (2.44m x 1.70m)

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

Angus Close

- Four Bedroom Detached Bungalow
- Quiet Cul-De-Sac Location
- Master Bedroom With En-Suite Wet Room
- Kitchen Dining Room
- Ample Driveway & Single Garage
- Scope to Extend & Improve
- No Chain!

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£410,000



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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Property Ref:
SMD104882 - 0004



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