



Angus Close  
Stamford PE9 2YU

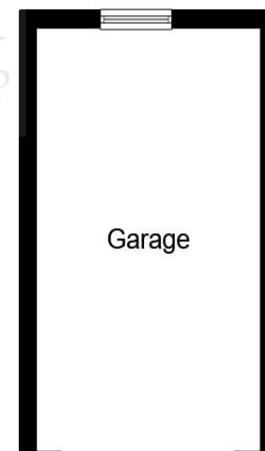
**Welcome to  
Angus Close**

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.

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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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