



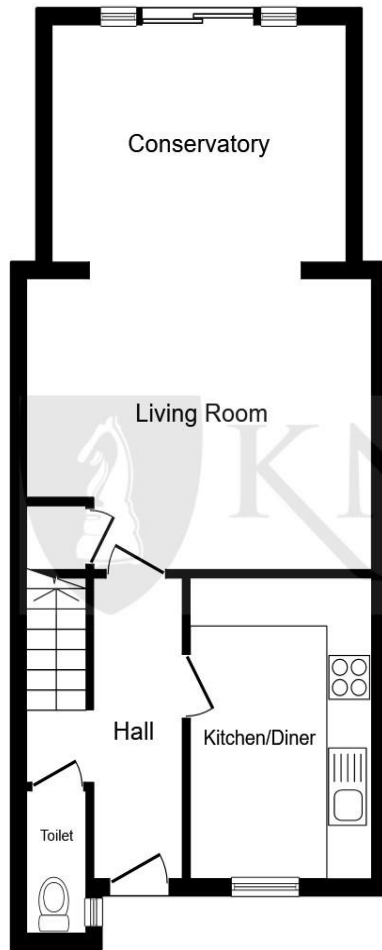
Christ Church Close
Stamford PE9 1HS



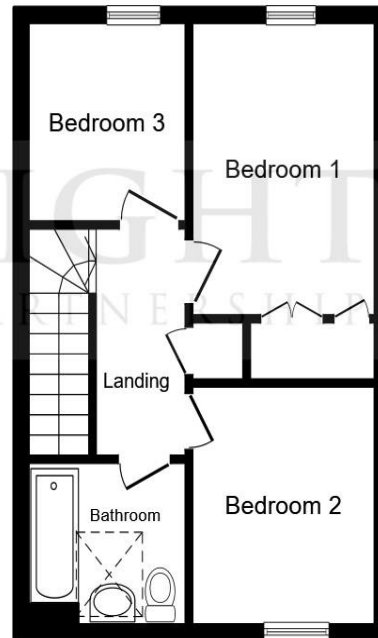
Welcome to **Christ Church Close**

This well-presented three-bedroom home is located in a small development with easy access to the town centre and local amenities and schooling within a short walk. Ideal purchase for a first-time buyer, buy to let investor or buyer looking to downsize.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Kitchen

11' 3" x 8' (3.43m x 2.44m)

Conservatory

9' 8" x 14' 5" (2.95m x 4.39m)

Bedroom One

12' x 8' 2" (3.66m x 2.49m)

Bedroom Two

8' 3" x 9' 8" (2.51m x 2.95m)

Bedroom Three

8' 1" x 6' 9" (2.46m x 2.06m)

Bathroom

6' 9" x 6' 10" (2.06m x 2.08m)

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

Christ Church Close

- Well-Presented Three Bedroom Home
- Close To Local Schooling & Amenities
- Easy Access to the Town Centre
- Conservatory
- Downstairs Cloakroom
- Allocated Parking Space
- Ideal First Time Buy, Buy to Let Or Downsize

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£290,000

The property offers accommodation briefly comprising: Entrance hall with cloakroom and kitchen breakfast room to the front with a range of units and built-in oven and hob with space for a fridge freezer, washing machine, dishwasher and a small table. The lounge sits to the rear of the property with a log burning stove, under-stairs store cupboard and opens into the conservatory which is currently being used as a dining room.

Upstairs there are three bedrooms, the main bedroom overlooking the garden with built-in wardrobes, and the family bathroom is fitted with a white three-piece suite with a shower over the bath.

Outside to the front is an allocated parking space and the garden to the rear is laid to lawn with a patio seating area and shed with gated access to the rear.

Viewing is highly recommended to fully appreciate this much-loved home!



Please note the marker reflects the postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 **knightpartnership.com**

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.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Property Ref:
SMD103815 - 0003



KNIGHT
PARTNERSHIP