



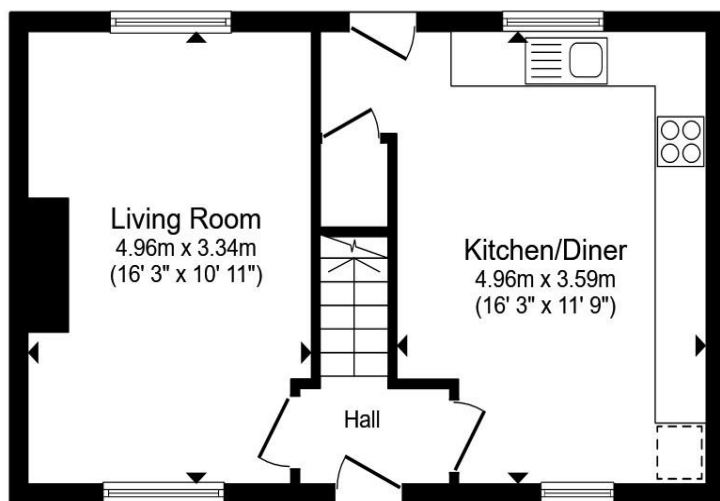
**Essex Road
Stamford PE9 1LA**



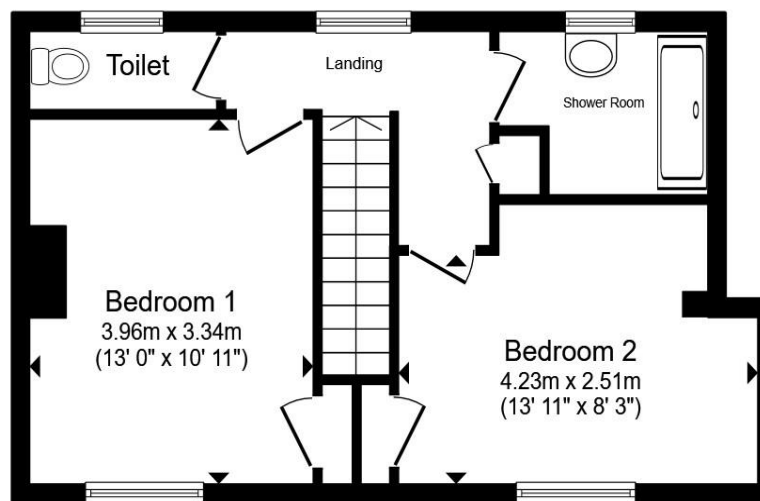
Welcome to
Essex Road
Stamford

Convenient to Stamford Town Centre is this thoughtfully configured and well-proportioned mid-terraced home found in well-kept condition with opportunity to improve. Close to local amenities and with no onward chain it is ideal for either first time or investment buyers.





Ground Floor



First Floor

Entrance Hall

Lounge

16' 3" x 10' 11" (4.95m x 3.33m)

Kitchen

16' 3" x 8' 11" minimum (4.95m x 2.72m minimum)

Stairs & Landing

Bedroom One

12' 11" x 10' 11" (3.94m x 3.33m)

Bedroom Two

10' 5" maximum x 12' 11" (3.17m maximum x 3.94m)

Shower Room

5' 6" x 6' 5" (1.68m x 1.96m)

Wc

Outside

Front & Rear Gardens

Total floor area 80.3 sq.m. (864 sq.ft.) approx

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.propertybox.io



Welcome to Essex Road Stamford

- Spacious Two Bedroom Home
- Well-Kept and Well-proportioned
- Opportunity To Improve
- Kitchen Breakfast Room
- Potential For Off Road Parking
- Southerly Aspect Rear Garden
- Close To Town Centre
- No Onward Chain

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£200,000



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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