



**Cambridge Road
Stamford PE9 1BU**



Welcome to **Cambridge Road**

Situated in a popular and established area convenient for various local amenities and with easy access to the town centre is this detached bungalow positioned on a generous corner plot offering further potential.





Entrance Hall

Lounge

11' 3" x 15' 11" (3.43m x 4.85m)

Kitchen Breakfast Room

10' 6" x 11' 11" (3.20m x 3.63m)

Sun Room

7' 6" x 10' 5" (2.29m x 3.17m)

Bedroom One

11' 11" x 11' 4" (3.63m x 3.45m)

Bedroom Two

11' 11" x 10' 7" (3.63m x 3.23m)

Wet Room

8' 4" x 6' 6" (2.54m x 1.98m)

Outside

Driveway & Garage

17' 3" x 16' (5.26m x 4.88m)

Timber Workshop & Shed

Gardens Surrounding

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

Cambridge Road

- Beautifully Maintained Detached Bungalow
- Generous Corner Plot
- Kitchen Breakfast Room
- Two Double Bedrooms
- Refitted Wet Room
- Immaculate Gardens Surrounding
- Timber Workshop & Garden Shed
- No Onward Chain

Tenure: Freehold EPC Rating: C

offers over

£400,000

This well-kept spacious bungalow offers accommodation comprising; Entrance Hall with doors off to the lounge with large picture window to the front and a gas fire fitted, kitchen breakfast room with integrated hob and oven and space for the dishwasher, a door leads through to the sun room with space for a fridge freezer and windows and glazed door overlooking the garden. Also from the hall are two double bedrooms and the refitted wet room with linen store.

Outside, the bungalow is centrally positioned on a large corner plot with spacious driveway offering parking for at least four vehicles in front of the property and further gated driveway to one side. Beautifully manicured garden to the front wraps around the side and rear of the property, mainly laid to lawn with established flower and shrub borders and paved seating areas. In addition there is a timber workshop with power and light and a garden shed also with lighting. The oversized double garage has an electric up and over door and a pedestrian door to the rear, also benefitting from light and power.

Agent's notes: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



Please note the marker reflects the postcode not the actual property

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