



35 Christ Church Close, Stamford, PE9 1HS

 **NEWTON FALLOWELL**



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## Key Features

- Available from 23rd October
- Three bedroom mid terrace
- Light and airy living room with feature fireplace
- Kitchen breakfast room with an array of units
- Lovely conservatory
- Renovated shower room
- Mature rear garden and allocated off road parking to the rear
- EPC rating - C

£1,150 PCM





Well presented three bedroom mid terrace, situated on a quiet cul de sac of Stamford, within walking distance of the town centre. The property boasts a lovely conservatory, modern kitchen breakfast room, light and airy living room, two double bedrooms, modern shower room, allocated off road parking and a mature rear garden.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and a downstairs cloakroom. A doorway from the entrance hall enters the kitchen breakfast room featuring an array of base and eye level units, integrated appliances and tiled flooring. Completing downstairs is the large living room with feature fireplace and the cosy conservatory which overlooks the rear garden. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and the renovated three piece shower room with sky light. The master bedroom also benefits from a built in double wardrobe. Outside to the front a block paved patio leads to the front door and porch area. The rear garden features a lovely patio seating area and lawn with mature borders and a shed. Gated access to the end of the garden leads to the allocated off road parking and visitor space.



To the front a low maintenance block paved patio leading to the front door and porch. The rear garden has been landscaped with a patio seating area and lawn with mature borders. Round the back of the property there is an allocated parking space and a visitor space.

In addition to paying the rent, you may also be required to make the following? payments permitted under the Tenant Fees Act 2019.





Entrance hall 3.76m x 2.11m (12'4" x 6'11")

Cloakroom 1.68m x 1.04m (5'6" x 3'5")

Living room 4.67m x 3.61m (15'4" x 11'10")

Kitchen breakfast room 3.76m x 2.41m (12'4" x 7'11")

Conservatory 2.97m x 2.34m (9'8" x 7'8")

Landing 2.72m x 2.06m (8'11" x 6'10")

Principal bedroom 3.58m x 2.46m (11'8" x 8'1")

Bedroom two 2.97m x 2.49m (9'8" x 8'2")

Bedroom three 2.39m x 2.06m (7'10" x 6'10")

Shower room 2.11m x 2.03m (6'11" x 6'8")

#### Outside

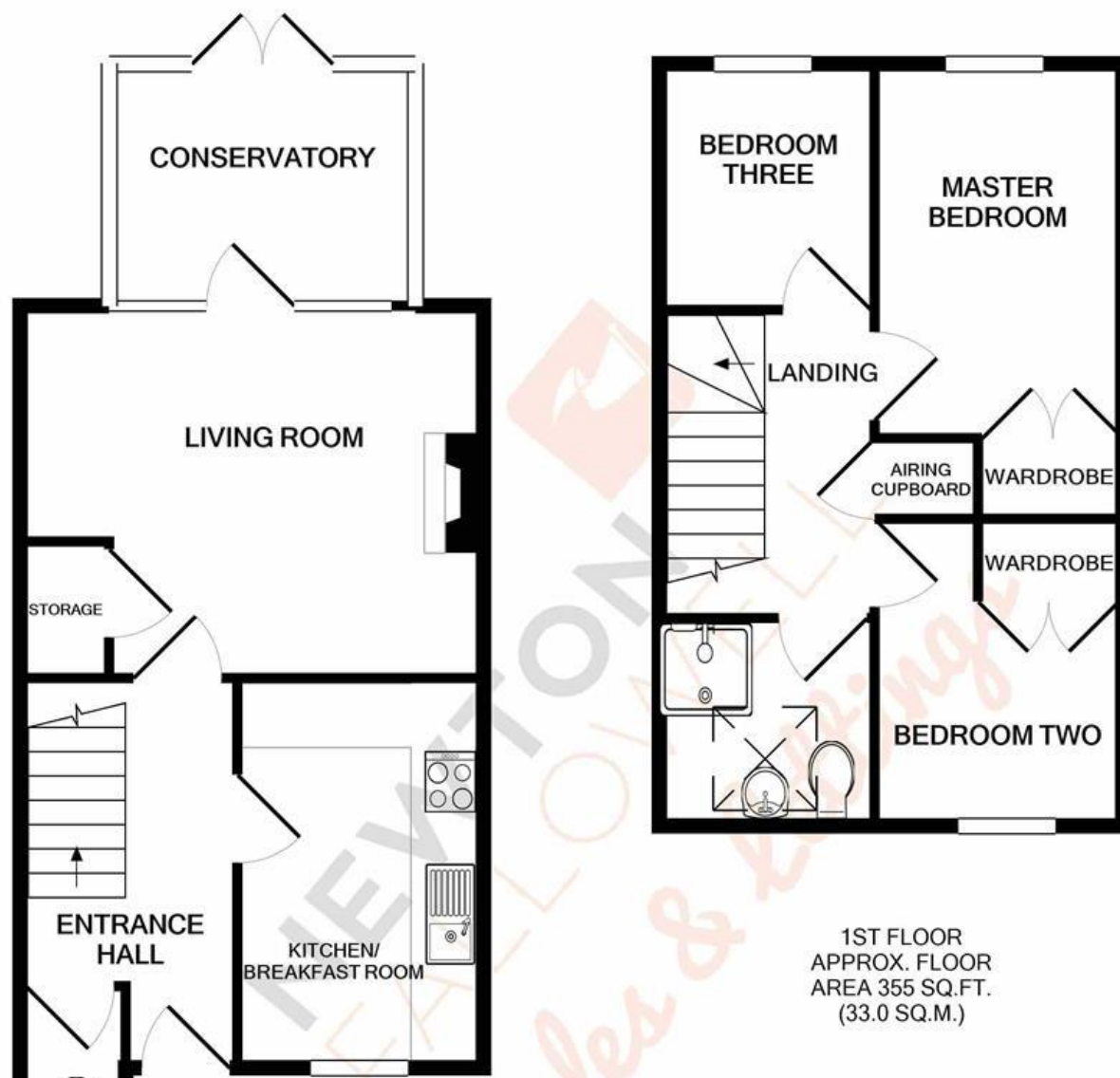
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: B

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.