



  
**NEWTON**  
FALLOWELL

16 Charles Road, Stamford, PE9 1HR

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## Key Features

- Three bedroom mid terrace
- Modern boiler and UPVC double glazing
- Off road parking
- Large kitchen diner with ample units
- Enclosed and private rear garden
- Two bathrooms
- EPC rating -D

£1,000 PCM





\*\*\*AVAILABLE IN NOVEMBER - VIEWINGS START FROM 18TH OCTOBER\*\*\* A three-bedroom mid terrace home in an ideal location of Stamford, close to local amenities and schools. The property benefits from a spacious living room, large kitchen diner, two bathrooms, two double bedrooms, new floorings, modern boiler with new pipes throughout, upvc double glazing and a part re wire.

The property is arranged over two floors, entering via the spacious entrance hall with an oak staircase leading to the first floor and a handy storage cupboard underneath. The entrance hall also connects the living room and the kitchen diner. The living room features laminate flooring, built in cupboards and shelving and an abundance of natural light. The kitchen diner has a wealth of modern units, ample dining space and an opening through into the extended rear hallway and the modern fully tiled three-piece shower room. To the first floor, the landing features new laminate flooring and connects two well balanced double bedrooms, one with a built-in wardrobe, a further single bedroom with built in wardrobe and the family bathroom fully tiled and modernised.



Outside to the front is a gravelled driveway offering off road parking for one vehicle. The rear garden is fully enclosed and private featuring rendered walls, new patio seating area and a further gravel area creating a low maintenance garden.



Entrance Hall 3.91m x 1.85m (12'10" x 6'1")

Living Room 4.11m x 3.48m (13'6" x 11'5")

Kitchen/Diner 5.51m x 3.25m (18'1" x 10'8")

Rear Hall 2.74m x 1.42m (9'0" x 4'8")

Shower Room 2.74m x 1.55m (9'0" x 5'1")



Landing 2.72m x 1.91m (8'11" x 6'4")

Bedroom One 4.5m x 3.48m (14'10" x 11'5")

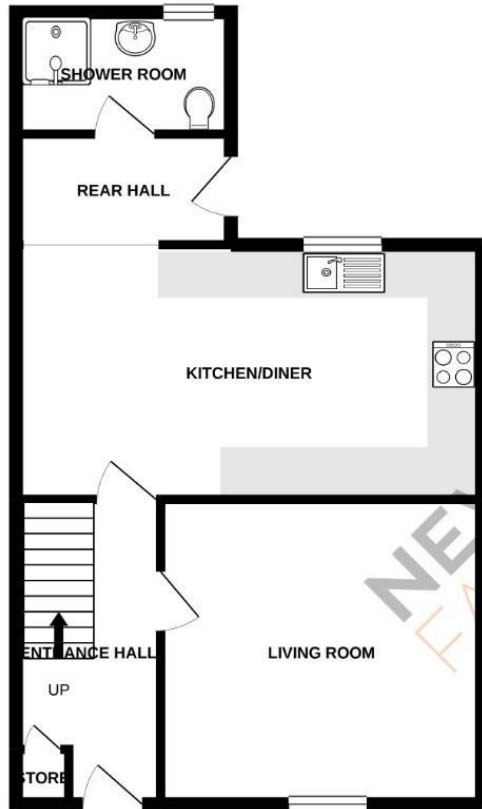
Bedroom Two 3.48m x 2.92m (11'5" x 9'7")

Bedroom Three 2.92m x 2.57m (9'7" x 8'5")

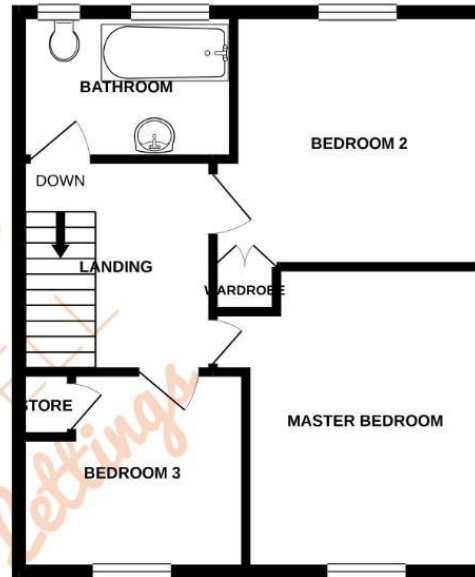
Bathroom 2.67m x 1.6m (8'10" x 5'2")



GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>82</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>68</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.