

# 3 Torkington Street, Stamford

2 Bedroom, 1 Reception, 1 Bathroom

Charming mid-terrace with spacious kitchen, ample storage, large family bathroom, 2 rear gardens, decked area, brick-built sheds, raised beds, wisteria, decked seating area, garden room. Near Stamford town centre.

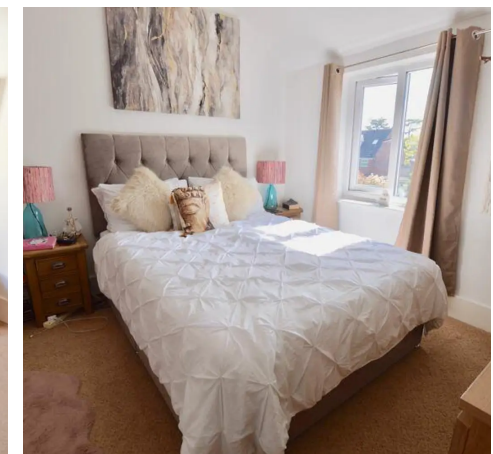
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- No Chain
- Ideal first time buy / investment property
- Spacious kitchen with breakfast bar, integrated appliances and 12 bottle wine fridge
- Close proximity to Stamford town centre
- Two double bedrooms with ample built in storage
- Large insulated garden room which can be used as home office, art studio, gym, cinema room etc.
- 6-8 person hot tub available by separate negotiation
- Family bathroom with full length bathtub and rainfall shower



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This charming mid-terraced house boasts 2 bedrooms and is an excellent choice for first-time homebuyers or investors. The property is being sold without a chain, which makes it even more convenient for potential buyers. The kitchen is spacious and well-equipped, featuring a breakfast bar, built-in appliances, and a wine fridge that can hold up to 12 bottles. The property is situated near Stamford town centre, providing easy access to shops, amenities, and dining options.

Both bedrooms are generously sized and offer plenty of built-in storage. The property also features a family bathroom with a full-length bathtub and a rainfall shower.

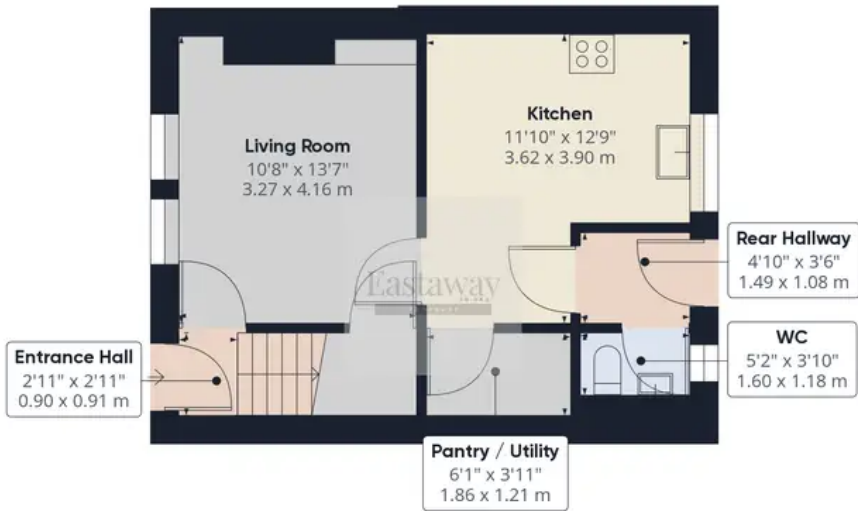
Outdoor space is abundant, with two distinct rear gardens that offer various uses and the opportunity to enjoy the fresh air all year round. The courtyard garden has a lovely decked area, perfect for relaxation or casual al fresco dining. Additionally, two brick-built sheds provide ample storage for garden essentials.

The second garden has beautiful raised flower beds and gravel walkways that lead to a stunning wisteria, a decked seating area, and an insulated garden room equipped with power, providing limitless possibilities for its use. Whether you are looking for a home office, an art studio, or a summer house, this versatile space can cater to your every need.

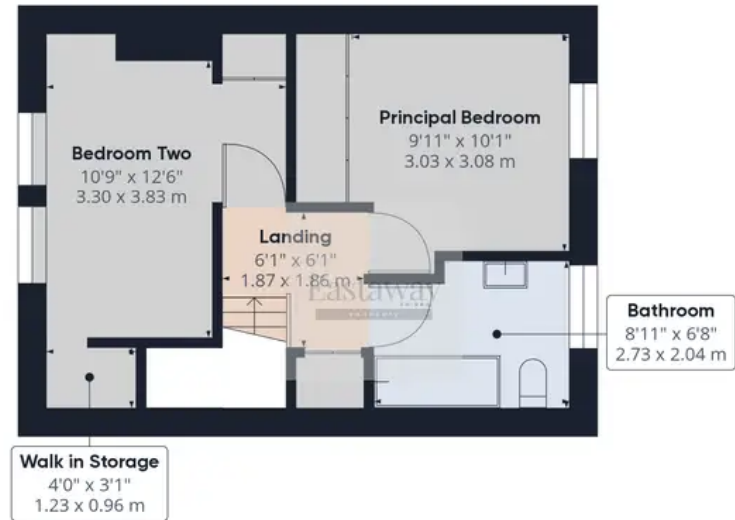
Overall, this wonderful property presents an opportunity to own a desirable 2-bedroom mid-terraced home with an array of impressive features. From its modern kitchen and spacious bedrooms to its delightful courtyard, second garden, and versatile garden building, this property offers comfortable living and enjoyable outdoor experiences.



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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

931.62 ft<sup>2</sup>

86.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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