



St. Pauls Street
Stamford, PE9 2BH

£550,000

Richardson

St. Pauls Street

Stamford, PE9 2BH

An attractive double fronted Stamford Town House offering accommodation over 3 floors as well as a cellar. Listed Grade II and within Stamford conservation area, the property is located just yards from the pedestrian shopping area of the town centre with Marks & Spencers Simply Food, the corner shop. The property is in need of updating and modernising but retains period features and gives the opportunity, subject to planning, for a buyer to put their own stamp on the property and make a superb home. The property offers reception porch, living room, dining room, kitchen, sun room/conservatory and a cellar comprising of 2 rooms. To the first floor is a shower room and 2 bedrooms. To the second floor is a further 2 bedrooms and a ensuite bathroom. Externally French doors lead out into a enclosed walled courtyard garden. The property does have gas central heating and is offered with No Chain.

Reception porch

Living room

Dining room

Kitchen

Sunroom/conservatory

Cellar

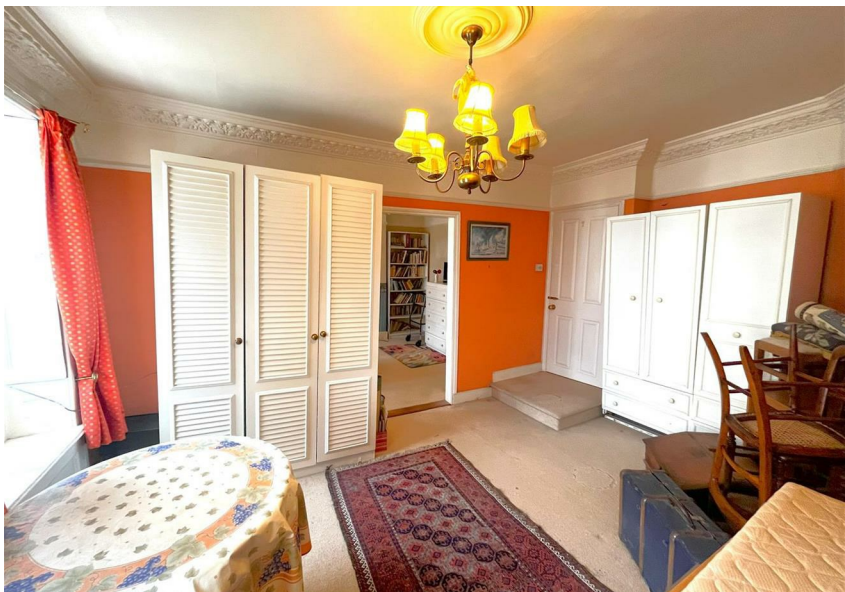
First floor landing

Shower room

Bedroom

Bedroom





Second floor landing

Bedroom

Ensuite bathroom

Bedroom

External details

There is an enclosed rear garden/courtyard with high degree of privacy.

Services

All main services are connected. It be noted that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

Council Tax

South Kesteven District Council Tax Band C

Communication

According to Openreach: Ultrafast Full Fibre is available

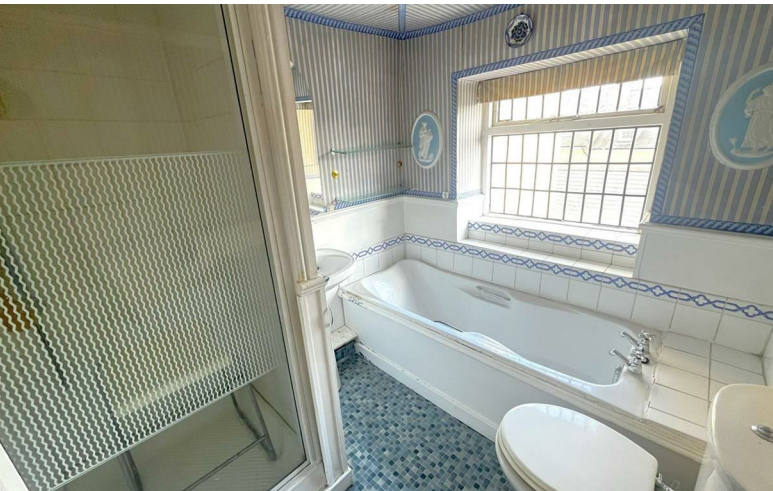
According to Ofcom: Mobile coverage is is Likely with EE, Three, O2 and Vodafone

Agents notes

The property is being sold on behalf of a corporate client. It is marketed subject to obtaining grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Viewing

By appointment with Richardson
post@richardsonsurveyors.co.uk



Floor Plan



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Area Map



Energy Efficiency Graph

