



Orchard Road

Stamford, PE9 1AW

Price Guide £260,000

Richardson

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An established semi detached home offered with NO CHAIN within a short stroll from the town centre. Benefitting from gas central heating and double glazing, the property has a small extension to the rear and lends itself to a further extension if required, subject to planning, as others have done in the road. The accommodation comprises reception hall, through lounge diner, kitchen, lobby with cloakroom and utility room. To the first floor there are two double bedrooms, a single bedroom and a shower room. There is an open plan front with off road parking which could be extended if required. Gated side access to the enclosed westerly aspect rear garden which offers a good degree of privacy.

Entrance hall

Lounge diner

24'3" x 12'0" (7.4m x 3.67m)

Kitchen

Lobby

Cloakroom

Utility

9'9" x 6'8" (2.98m x 2.05m)

First floor landing





Bedroom
13'0" x 12'0" (3.98m x 3.67m)

Bedroom
12'0" x 10'6" (3.67m x 3.21m)

Bedroom
7'8" x 5'11" (2.35m x 1.81m)

Shower room

External details

Orchard Road is a small cul de sac of established homes a short stroll from Stamford town centre. A driveway provides off road parking with a raised boarder to the side, which could be removed to provide additional parking. Enclosed rear garden with patio and lawns with a westerly aspect.

Services

All main services are connected

Council Tax

South Kesteven District Council Tax Band B

Communications

According to Ofcom: Ultrafast Full Fibre is available

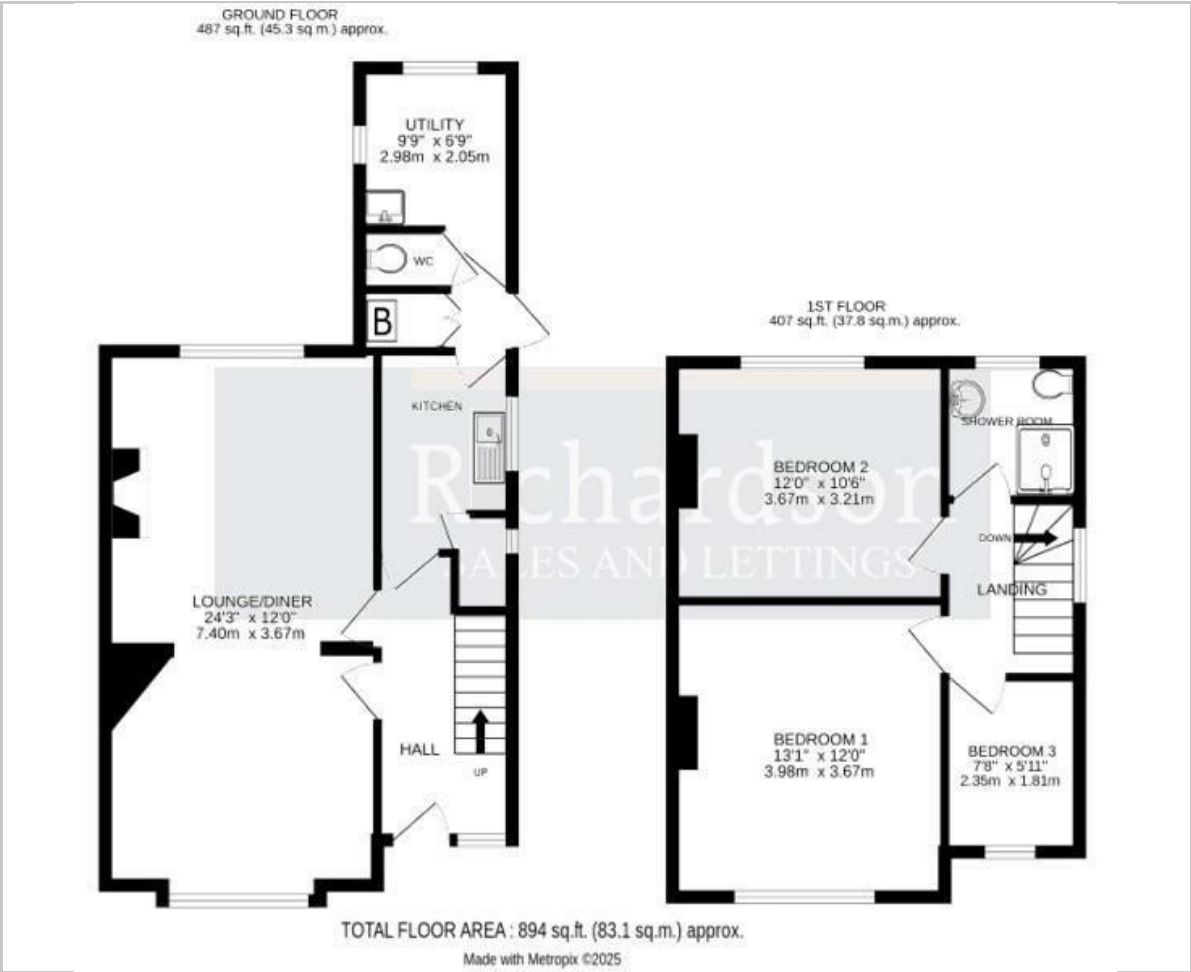
According to Ofcom: Mobile coverage is is Likely with EE, Three, O2 and Vodafone

Viewing

By telephone appointment with Richardson
post@richardsonsurveyors.co.uk



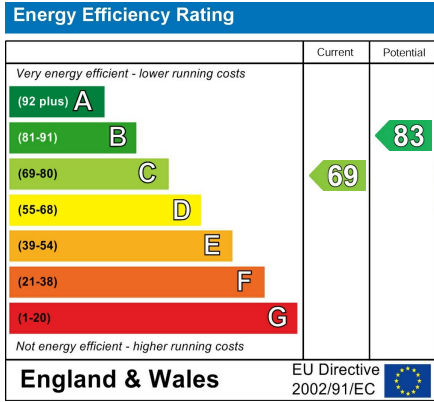
Floor Plan



Area Map



Energy Efficiency Graph



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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.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

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