



New Cross Road

Stamford, PE9 1AH

Offers Over £200,000

Richardson

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Located a short walk from Stamford town centre with a large green area to the front & slightly elevated, this well maintained town house is offered with No Chain. Benefitting from gas central heating, replacement double glazing and modern kitchen, the property is an ideal first time buy or investment. The accommodation comprises a reception hall, living room, separate dining room with a feature fireplace, built in storage and a open timber flooring. The kitchen is well fitted with a modern range of cupboards and a stable door to the outside. To the first floor is a boiler cupboard with a Vaillant combination boiler, 2 double bedrooms and a 3 piece bathroom. To the front there is hedging and hand gate with garden area. To the rear is an enclosed rear lawned garden with shrubs and gated access to the rear. There is also an outbuilding currently used as storage but also has WC facility.

Entrance hall

Living room
13'5" x 9'11" (4.1m x 3.04m)

Dining room
13'5" x 12'0" (4.1m x 3.68)





Kitchen
10'11" x 7'8" (3.35m x 2.34m)

First floor landing

Bedroom
13'5" x 9'11" (4.1m x 3.04m)

Bedroom
12'0" x 9'5" (3.68m x 2.89m)

Bathroom

External details

Within a short walk of the town centre and set back in a slightly elevated position with a hedge to the front garden. Gated rear access to further lawn area with shrub surround and steps down to store/wc and the stable door to the kitchen.

Tenure
Freehold

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 Likely with EE, Three, O2 and Vodafone

Viewing
Telephone appointment with Richardson
post@richardsonsurveyors.co.uk

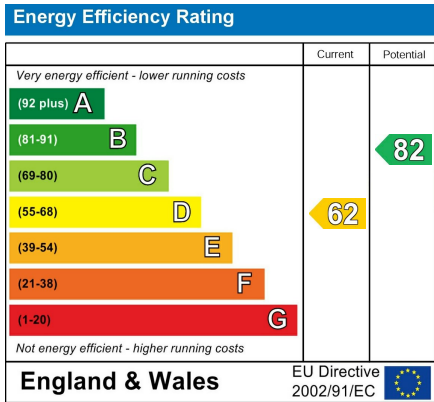
Floor Plan



Area Map



Energy Efficiency Graph



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