



Queens Walk
Stamford, PE9 2QE

Price Guide £340,000

Richardson

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Situated on an established road close to the town centre, this double bay fronted semi detached home is in need of updating and modernisation but represents an excellent opportunity to make a great family home in a popular area located outside the Stamford conservation area. The property has a reception hall, bay fronted living room with fire place, separate dining room with fireplace, kitchen with pantry and rear lobby/utility. To the first floor there is a bathroom and separate WC. The main bedroom is bay fronted and there is a further double bedroom and a single bedroom. Externally a front garden area is set behind a low wall with driveway to the side providing off road parking and leading to garage door with carport behind. Enclosed rear garden of good size with a couple of useful sheds/workshop. The property has replacement double glazing and is offered with NO CHAIN.

Reception hall

Lounge

12'0" x 11'10" (3.67m x 3.63m)

Dining room

11'0" x 10'9" (3.37m x 3.30m)

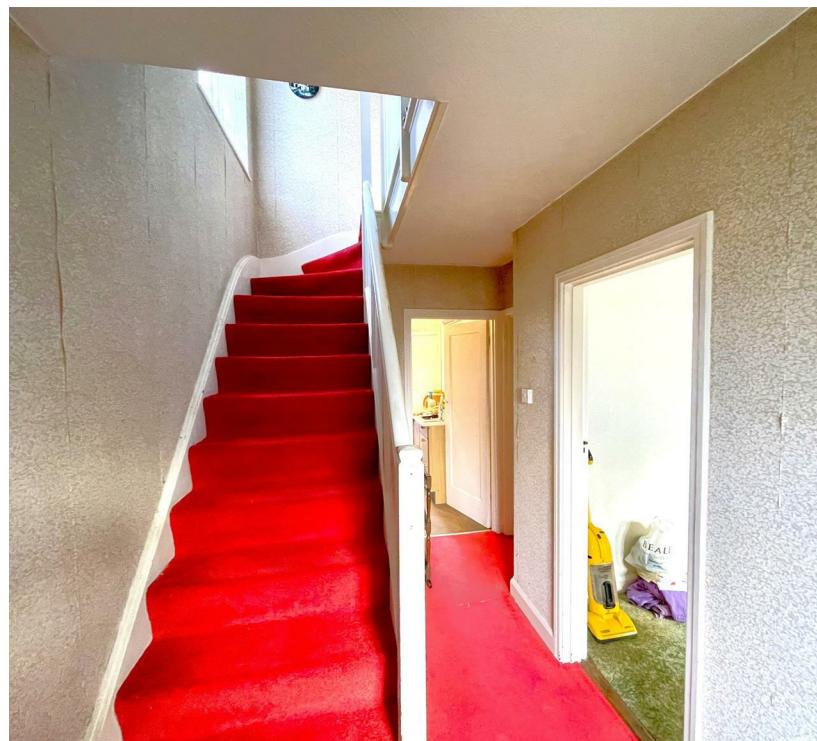
Kitchen

11'0" x 7'2" (3.36m x 2.19m)

Rear lobby/utility

9'4" x 6'2" (2.85m x 1.9m)

First floor landing





Bedroom
12'6" x 10'9" (3.82m x 3.30m)

Bedroom
10'9" x 10'1" (3.30m x 3.09m)

Bedroom
7'2" x 6'10" (2.20m x 2.10m)

Separate WC
4'7" x 2'11" (1.41m x 0.89m)

Bathroom

External details

Located in an established area of Stamford with easy access to the town centre, the property is set behind a low wall with front garden area and driveway to the side providing off road parking and leading to a carport with up and over door. Good size rear garden with two useful sheds/workshop.

Tenure
Freehold

Services
All mains services connected - no central heating. Electric heaters and fire places.

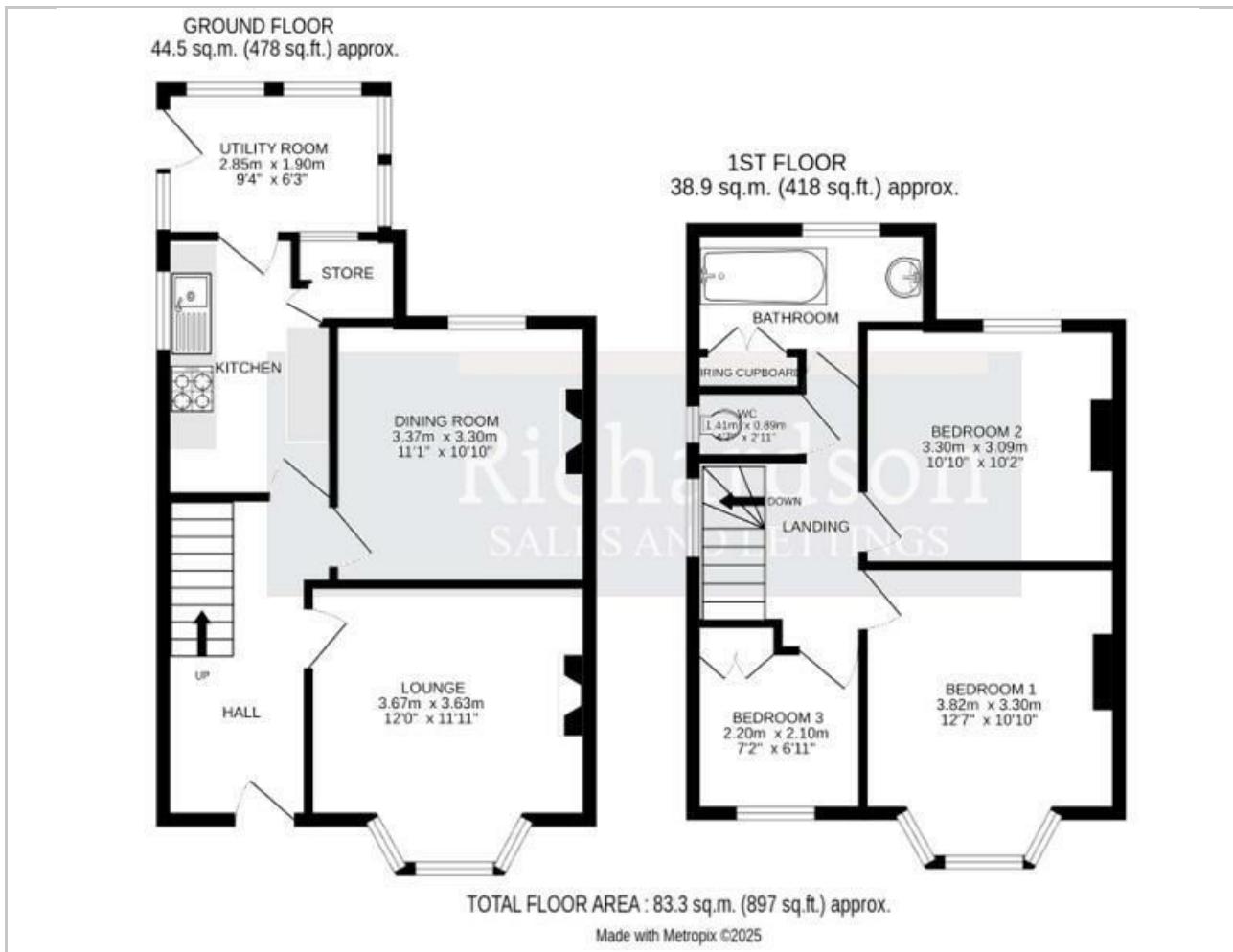
Council Tax
South Kesteven District Council Tax Band B

Communications
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

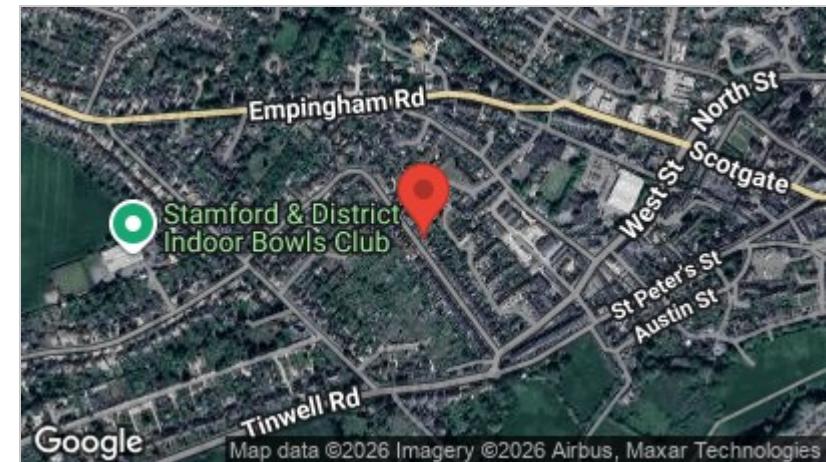
Viewing
By telephone appointment with Richardson or post@richardsonsurveyors.co.uk



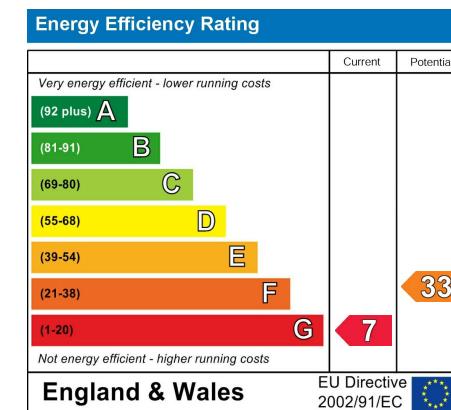
Floor Plan



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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