



Queens Walk  
Stamford, PE9 2QE

**Price Guide £340,000**

**Richardson**



## Queens Walk

Stamford, PE9 2QE

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)

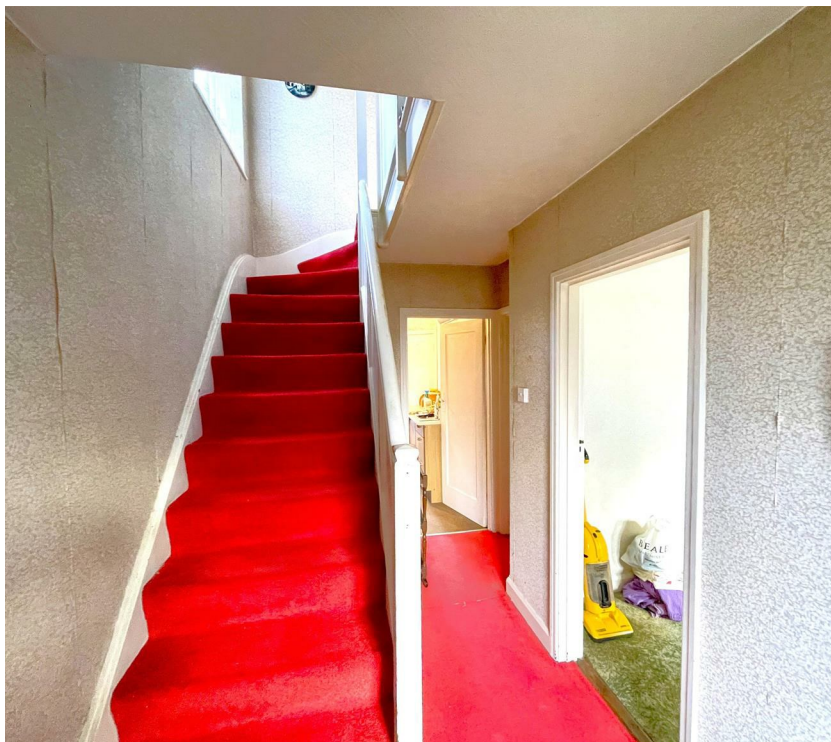
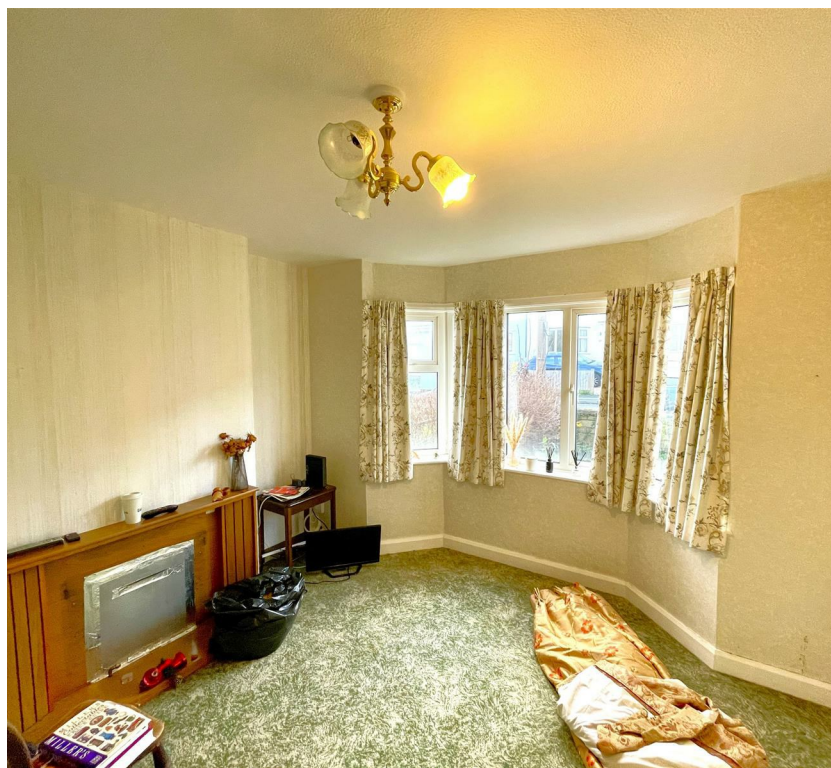
#### Kitchen

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

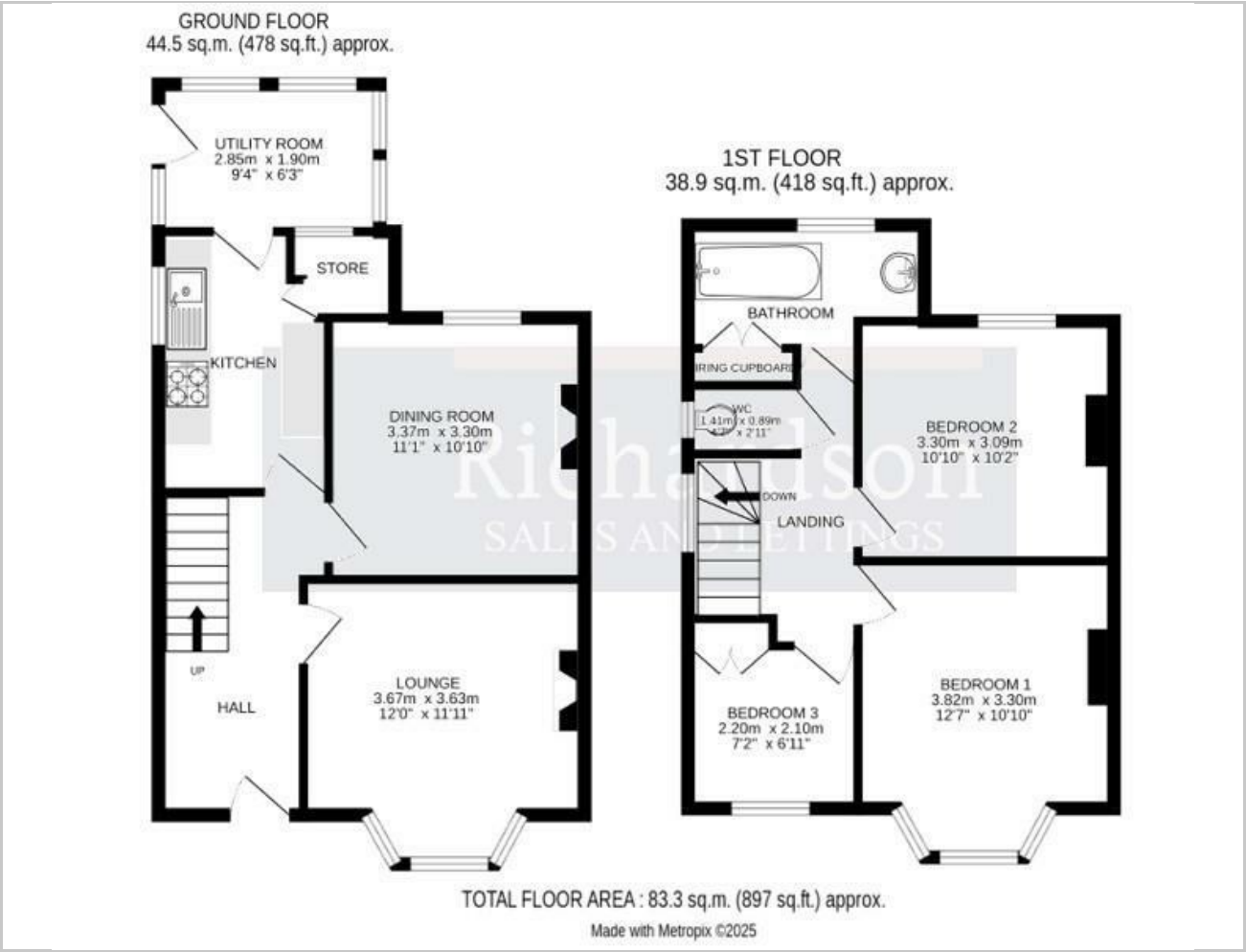
Communications  
According to Ofcom: Ultrafast Full Fibre is available  
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

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





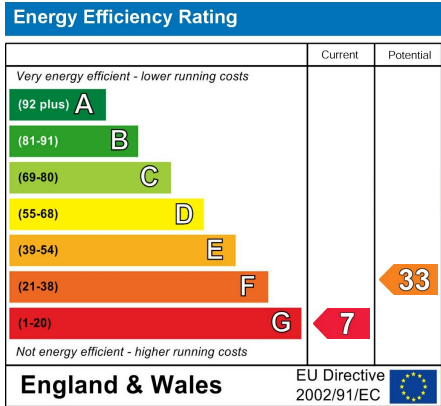
Floor Plan



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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