



27 Princes Road, Stamford, Lincolnshire, PE9 1QT
£395,000



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DESCRIPTION

Bay-fronted, middle-terrace house with enclosed rear garden and outbuildings situated in a popular, established area of Stamford within walking distance of the town centre and its amenities.

GROUND FLOOR: Entrance Porch, Hallway, Sitting Room with fireplace, separate Dining Room with fireplace, modern Kitchen, Pantry, FIRST FLOOR: three Bedrooms, Bathroom with shower cubicle.

On-street parking (resident's permit required). There is potential to create two off-road parking spaces to the rear of the property.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

UPVC double-glazed front entrance door with transom, internal door to Hallway.

Hallway 6.45m max x 1.83m (21'2" max x 6'0")

Radiator, laminate floor, dado rail, staircase leading to first floor, understairs cloaks cupboard.

Sitting Room 4.39m incl bay x 4.17m (14'5" incl bay x 13'8")

Feature fireplace with marble-effect surround and matching raised hearth housing coal-effect electric fire, radiator, picture rail, large bay to front.

Dining Room 3.76m x 3.33m (12'4" x 10'11")

Living-flame coal-effect gas fire set in fireplace with timber mantel with marble-effect inset and matching raised hearth, radiator, picture rail, window to rear.

Kitchen 3.66m x 2.36m (12'0" x 7'9")

Refitted with a range of modern units incorporating granite-effect worktops with upstand, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances comprise NEFF electric oven, CDA electric hob and extractor above.

Undercounter space and plumbing for washing machine, wall-mounted Baxi gas-fired central heating boiler.

Metro tiles to splashback, tiled floor, traditional built-in larder cupboard, window and part-glazed external door to enclosed rear garden, internal door to Pantry.

Pantry 1.37m x 1.93m (4'6" x 6'4")

Light and power, fitted wall shelving, space for freestanding fridge and freezer, window to enclosed rear garden.

FIRST FLOOR

Landing

Built-in storage cupboard, loft access hatch.

Bedroom One 3.76m x 3.33m (12'4" x 10'11")

Period cast-iron fireplace, radiator, window to rear.

Bedroom Two 3.76m x 2.82m (12'4" x 9'3")

Period cast-iron fireplace, radiator, window to front.

Bedroom Three 3.76m x 2.29m (12'4" x 7'6")

Radiator, window to front.

Bathroom 3.63m x 2.84m (11'11" x 9'4")

White suite comprising low-level WC, pedestal hand basin with mixer tap and panelled bath, separate shower cubicle with Mira shower above, tiled splashbacks, built-in airing cupboard housing hot water cylinder, radiator, window to rear.

OUTSIDE

Front Garden

To the front of the property there is an area of garden bounded by low-level brick walling accessed via metal hand gate and featuring ornate tiled pathway leading to the front door.

Rear Garden

The fully enclosed rear garden features concreted areas, a bed and a range of the following Outbuildings:

Store Room (One) 1.85m x 1.96m (6'1" x 6'5")

Door to rear garden.

Store Room (Two) 1.42m x 1.96m (4'8" x 6'5")

Door to rear garden.

WC 0.89m x 1.96m (2'11" x 6'5")

With fitted WC.

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Store Room 4.57m x 2.18m (15'0" x 7'2")

Window to rear garden, external double doors to rear of property.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

Indoor: EE - voice and data likely; O2 - voice likely, data limited; Three, Vodafone - voice and data limited;
Outdoor: EE, O2, Three, Vodafone - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

STAMFORD

Voted as the No.1 place to live in Britain in 2013, Stamford is a delightful ancient town that grew to prominence where the river could be crossed on the way north from London to York and Scotland. Within the town there is a host of lovely buildings, all of which capture the charm and elegance of the area as a whole. Shopping facilities in Stamford are very good, within the centre shops cater for almost every need, and there are three supermarkets and a

produce street market every Friday. Within the town there is a superb range of schools for children of all ages together with Stamford School and Stamford High School. For commuters, the A1 Great North Road lies immediately to the west of the town and this offers good driving facilities both north and south, particularly to Peterborough. In addition there is a railway station with services to Peterborough, from which London is approximately a 50 minute journey, and westwards to Leicester and Birmingham.

COUNCIL TAX

Band C

South Kesteven District Council, Telephone 01476 406080.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling

Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

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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.

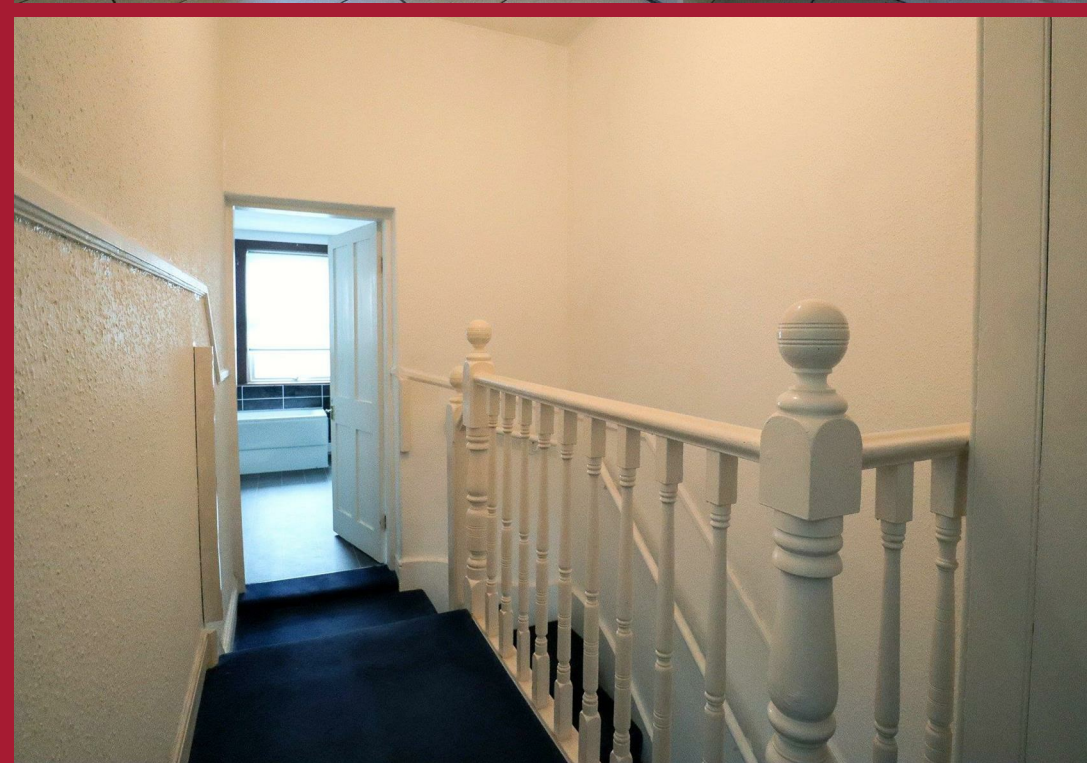
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.










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This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 