



16 AUDAS PLACE

Stamford, PE9 1GL



Digby & Finch
ESTATE AGENTS



Positioned in a quiet cul-de-sac, this well-maintained terraced home offers practical and comfortable living just a short distance from Stamford town centre.

The ground floor features a spacious open plan kitchen/dining/living area, while upstairs offers three bedrooms, one en-suite and a family bathroom. With a private south facing rear garden and two allocated parking spaces this is an ideal property for those seeking easy access to Stamford with the benefit of a peaceful residential setting.

STEP INSIDE

Stepping into the spacious open plan kitchen/living/dining area which is fitted with floor-to-ceiling cabinetry, an integrated AEG oven with gas ring hob, and designated space for additional appliances. Flowing seamlessly from the kitchen is a bright open-plan living and dining area, with French doors that open out onto a private lawned garden-ideal for entertaining or enjoying the outdoors.

Completing the downstairs accommodation is a useful downstairs cloakroom.

Back in the hallway, stairs lead to the first floor where the principal bedroom features its own en-suite shower room, complete with a heated towel rail and wash hand basin. Two additional bedrooms and a modern family bathroom complete the accommodation, offering flexible space for family living, guests, or a home office.

STEP OUTSIDE

The private rear garden is accessed through French doors from the living area and includes a lawn, patio area and terrace, perfect for outdoor seating or dining and lots of



potential for your planting needs, with a garden shed offering a useful storage space.

The property also benefits from two allocated parking spaces.

LOCAL AMENITIES

The historic Georgian market town of Stamford boasts a wide range of shops, leisure and cultural facilities, together with a vast array of bars and restaurants, making it easy to find something suitable for all tastes.

Of note is the well renowned former coaching Inn, The George Hotel. There is an excellent choice of well regarded state schools along with highly regarded independent and public schools within close proximity. Stamford is often featured in various national publications as one of the best places to live in the UK.

Both the train station and bus station are within close proximity. Stamford is on the Cambridge to Birmingham train line. Trains to London Kings Cross take approximately 45 minutes from the nearby Cathedral City of Peterborough.



The A1 is located within a mile of the town centre and provides good access north and south. Stamford is readily accessible to Rutland Water being approximately 5 miles away and offers a full range of water sports, golf, fly fishing, cycling, walking and sailing.

SERVICES

Gas, electricity, water and mains drainage are understood to be connected. The property has gas fired central heating. (None tested by the agent).

FIXTURES AND FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendors right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

LOCAL AUTHORITY

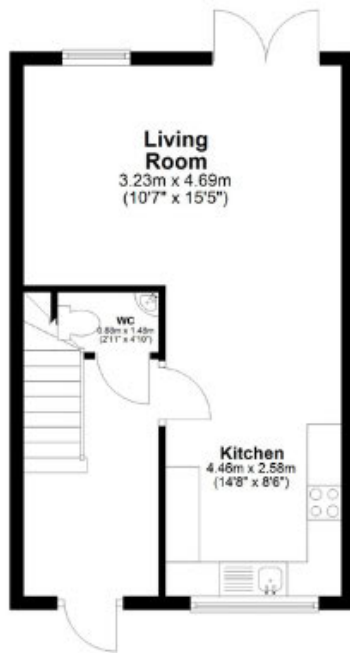
South Kesteven District Council
Council Tax Band B

16 Audas Place, Stamford, PE9 1GL



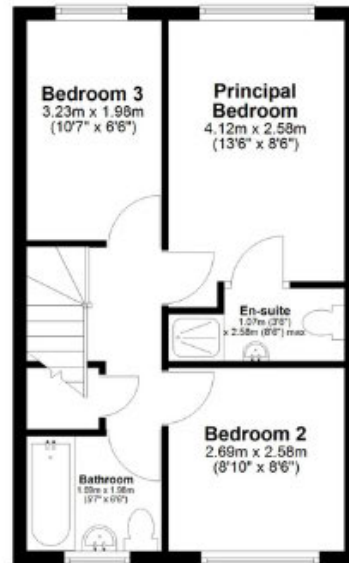
Ground Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Total area: approx 72.6 sq.metres (781.8 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale



VIEWING

Strictly by appointment through Digby and Finch
01780 758090

PLANS

The site and floor plans forming part of these sales particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

AGENT'S NOTE

Cgi images.

EPC

Current - 80/C
Potential - 93/A

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