



New Cross Road Stamford, PE9 1AH

This 2 Double Bedroom Mid-Terraced house is located just a short walk from the centre of Stamford. The town centre provides amenities of shops, bars, restaurants, schools and a train station all within easy reach. The property is well presented throughout and would make an ideal FTB/Investment.

£220,000

New Cross Road

Stamford, PE9 1AH



- Two Bedroom Mid Terrace House
- Two Reception Rooms
- Front and Rear Gardens
- Walking Distance to Town
- Two Double Bedrooms
- On Street Parking
- Modern Kitchen
- Bathroom
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

Lounge

13'6" x 10'0" (4.11m x 3.05m)

Dining Room

13'6" x 12'1" (4.11m x 3.68m)

Kitchen

7'7" x 11'0" (2.31m x 3.35m)

Landing

Bedroom 1

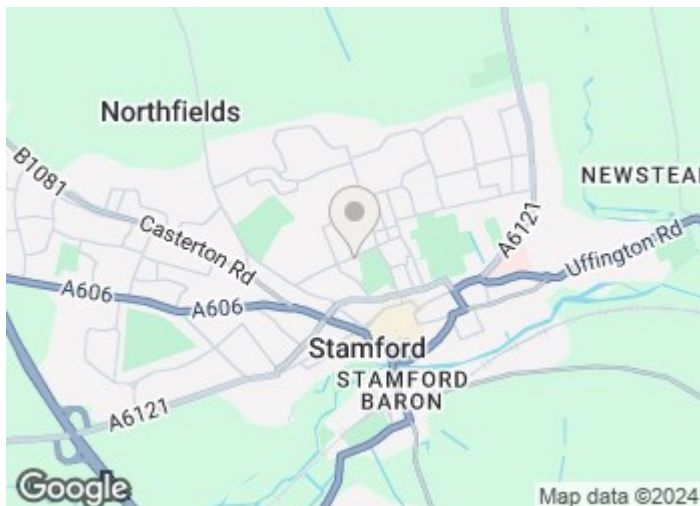
13'6" x 10'0" (4.11m x 3.05m)

Bedroom 2

9'5" 12'1" (2.87m 3.68m)

Bathroom

6'11 x 6'1" (2.11m x 1.85m)



Directions

Please use the following postcode for Sat Nav guidance - PE9 1AH



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 461 sq.ft. FLOOR 2 373 sq.ft.
 TOTAL : 834 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	