

## Christ Church Close

Stamford, PE9 1HS

Deceptively spacious 3 bedroom, 2 bathroom town house located within walking distance from the Recreation Ground and Stamford's Town Centre. The property is situated in a desirable residential part of town close to local amenities which include shops and schools.

£299,995



# Christ Church Close

Stamford, PE9 1HS



- Modern 3 Bedroom Terraced House
- Fitted Kitchen with some Integrated Appliances
- Low Maintenance Rear Garden
- Walking Distance of Town Centre, Schools & Local Amenities
- 3 Bedrooms (2 Doubles & 1 Large Single)
- Allocated Parking for 2 Vehicles
- Good Sized Living Room
- Family Bathroom and En Suite Shower Room
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

7'4" x 8'0" (2.24m x 2.44m)

## Cloakroom

4'0" x 5'8" (1.22m x 1.73m)

## Kitchen

8'7" x 10'10" (2.62m x 3.30m)

## Living/Dining Room

16'0" x 16'0" (4.88m x 4.88m)

## Landing

9'10" x 8'10" (3.00m x 2.69m)

## Master Bedroom

12'10" max x 12'0" (3.91m max x 3.66m)

## En Suite Shower Room

6'0" x 6'0" (1.83m x 1.83m)

## Bedroom 2

9'0" x 11'0" (2.74m x 3.35m)

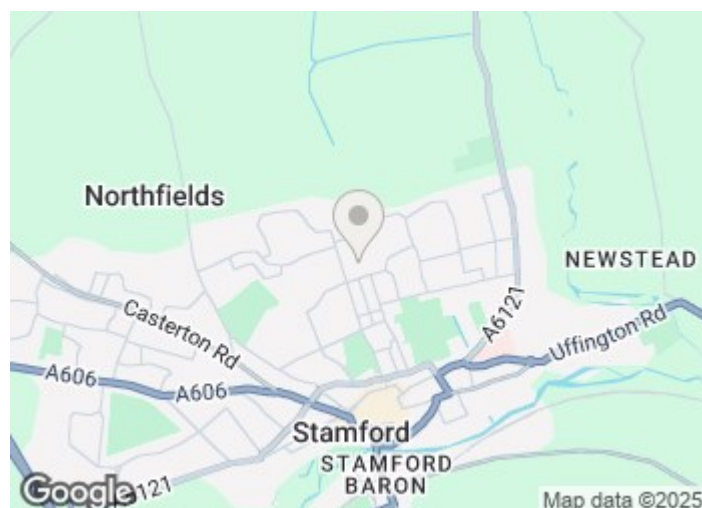
## Bedroom 3

7'0" x 10'5" (2.13m x 3.18m)

## Family Bathroom

6'0" x 6'10" (1.83m x 2.08m)

## Allocated Parking for 2 Vehicles



## Directions

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



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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