



## The Courtyard

Stamford, PE9 2FP

This 3/4 bedroom Townhouse with allocated off street parking for 2 vehicles and a fully enclosed rear garden is set in this popular residential area, within walking distance to local schools, and the town centre with it's many shops and amenities.

£300,000

# The Courtyard

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- 3/4 Bedroom Townhouse
- Popular Residential Area
- Ideal opportunity to greatly Improve
- Living Room, Plus Further First Floor Reception Room/Bedroom
- 3 Double Bedrooms
- En Suite & Family Bathroom
- Enclosed Rear Garden
- Allocated Parking for 2 Vehicles
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

6'2" x 14'11" (1.88m x 4.55m)

## Kitchen

8'8" x 10'11" (2.64m x 3.33m)

## Cloakroom

5'6" x 3'0" (1.68m x 0.91m)

## Living Room

12'1" x 15'1" (3.68m x 4.60m)

## First Floor Landing

6'3" x 9'8" (1.91m x 2.95m)

## Reception Room/Bedroom

12'1" x 12'2" (3.68m x 3.71m)

## Bedroom 3

12'2" x 9'7" (3.71m x 2.92m)

## Family Bathroom

5'6" x 7'2" (1.68m x 2.18m)

## Second Floor Landing

6'2" x 7'2" (1.88m x 2.18m)

## Bedroom 1

12'1" x 12'2" (3.68m x 3.71m)

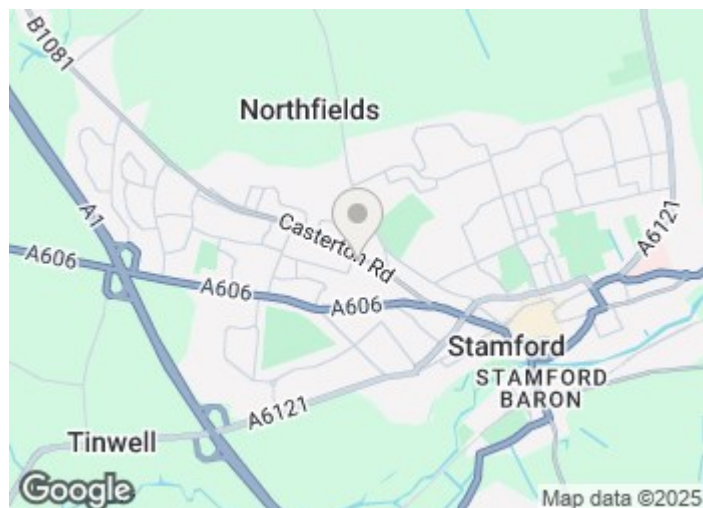
## En Suite

5'6" x 7'2" (1.68m x 2.18m)

## Bedroom 2

12'1" x 9'7" (3.68m x 2.92m)

Off Road Parking for 2 Vehicles



## Directions

Please use the following postcode for Sat Nav guidance - PE9 2FP





Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 359 sq.ft. FLOOR 2 357 sq.ft. FLOOR 3 357 sq.ft.  
TOTAL : 1,072 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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