



Arran Road Stamford, PE9 2XP

Extremely well presented 3 bedroom mid terraced property which is set on this sought after estate, and ideally located within easy walking distance of the Malcolm Sargent Primary School whilst also offering easy access to Stamford's town centre and the A1. The property has been much improved by the new owners over the years to create a lovely family home.

£250,000

Arran Road

Stamford, PE9 2XP



- 3 Bedroom Mid Terraced Home • Popular Residential Area
- Close To Malcolm Sargent School
- Driveway Parking for 2 Vehicles • Landscaped Rear Garden
- Lounge Diner
- Much Improved by Current Vendors
- Refitted Kitchen
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

4'7" x 8'4" (1.40m x 2.54m)

Lounge Diner

12'4" x 19'3" (3.76m x 5.87m)

Rear Hall

2'9" x 10'4" (0.84m x 3.15m)

Kitchen

8'10" x 9'9" (2.69m x 2.97m)

Cloakroom

2'11" x 6'11" (0.89m x 2.11m)

Landing

Bedroom 1

8'8" x 13'9" (2.64m x 4.19m)

Bedroom 2

8'8" x 13'4" (2.64m x 4.06m)

Bedroom 3

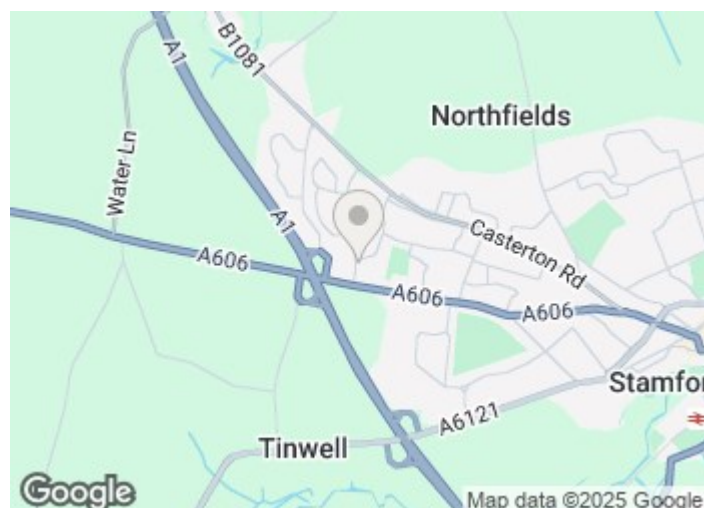
6'8" x 10'10" (2.03m x 3.30m)

Family Bathroom

6'8" x 7'8" (2.03m x 2.34m)

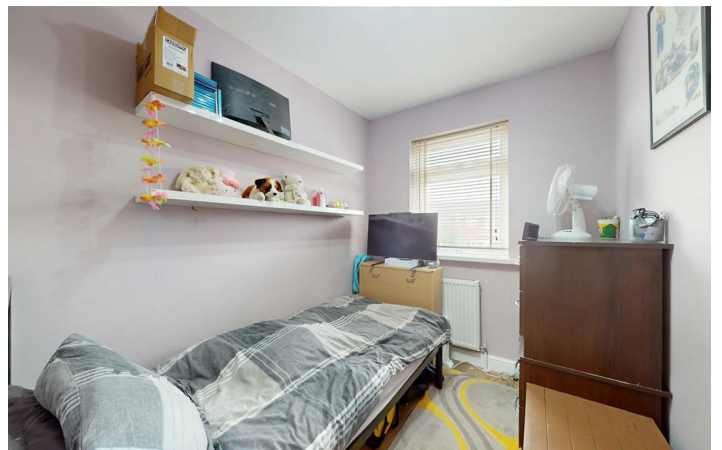
Driveway Parking for 2 Vehicles

Landscaped Rear Garden



Directions

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



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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