



## Audas Place

Stamford, PE9 1GL

Well presented 3 bedroom Detached Family Home with allocated off street parking, Single Garage, and a fully enclosed rear garden. Set in the heart of this popular residential area, overlooking an open block paved area, and is within walking distance to local schools, shops and amenities.

£350,000



# Audas Place

Stamford, PE9 1GL



- Extremely Well Presented 3 Bedroom Detached Family Home
- Good Sized Living Room
- Rear Garden
- Popular Residential Area to the North of Town
- Kitchen Diner
- Single Garage En Bloc & Allocated Parking
- Close to Amenities
- 3 Bedrooms - 1 En Suite
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

6'1" x 12'11" (1.85m x 3.94m)

## Cloakroom

6'1" x 4'0" (1.85m x 1.22m)

## Living Room

10'6" x 17'3" (3.20m x 5.26m)

## Kitchen Diner

## Kitchen Area

9'1" x 12'7" (2.77m x 3.84m)

## Dining Area

9'1" x 4'4" (2.77m x 1.32m)

## Landing

9'8" x 11'5" (2.95m x 3.48m)

## Bedroom 1

10'6" x 10'10" (3.20m x 3.30m)

## Bedroom 2

9'1" x 9'8" (2.77m x 2.95m)

## Bedroom 3

9'1" x 7'3" (2.77m x 2.21m)

## Family Bathroom

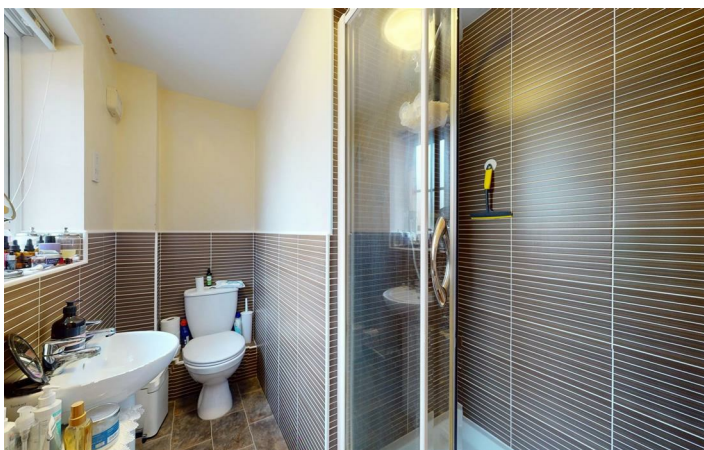
6'11" x 6'1" (2.11m x 1.85m)

## Single Garage & Allocated Parking



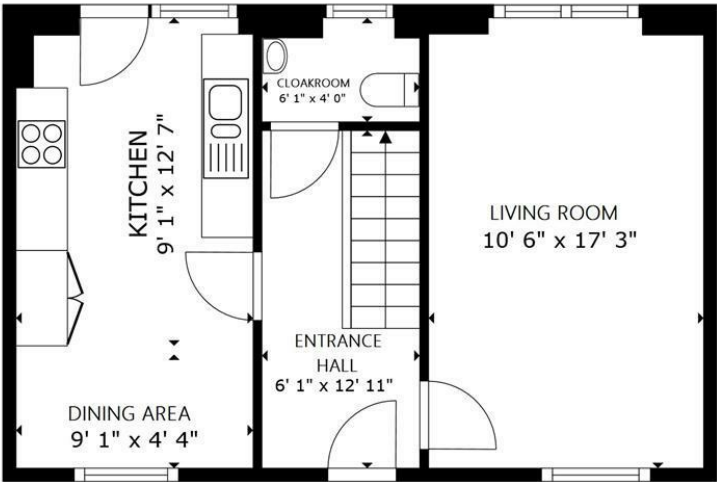
## Directions

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

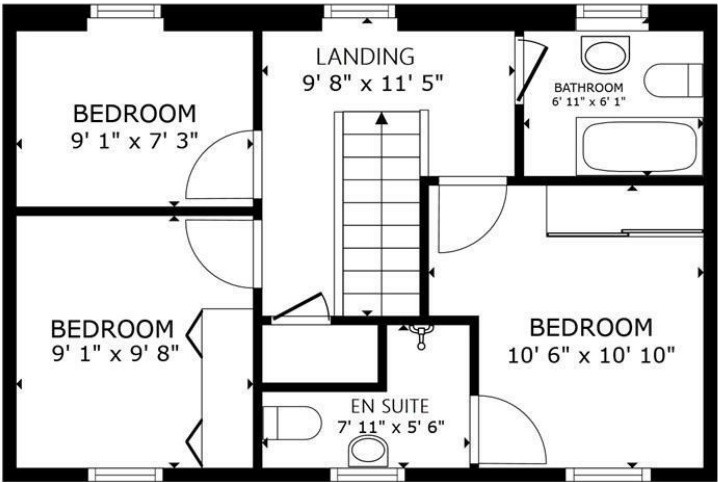




Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 453 sq.ft. FLOOR 2 453 sq.ft.  
TOTAL : 907 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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