

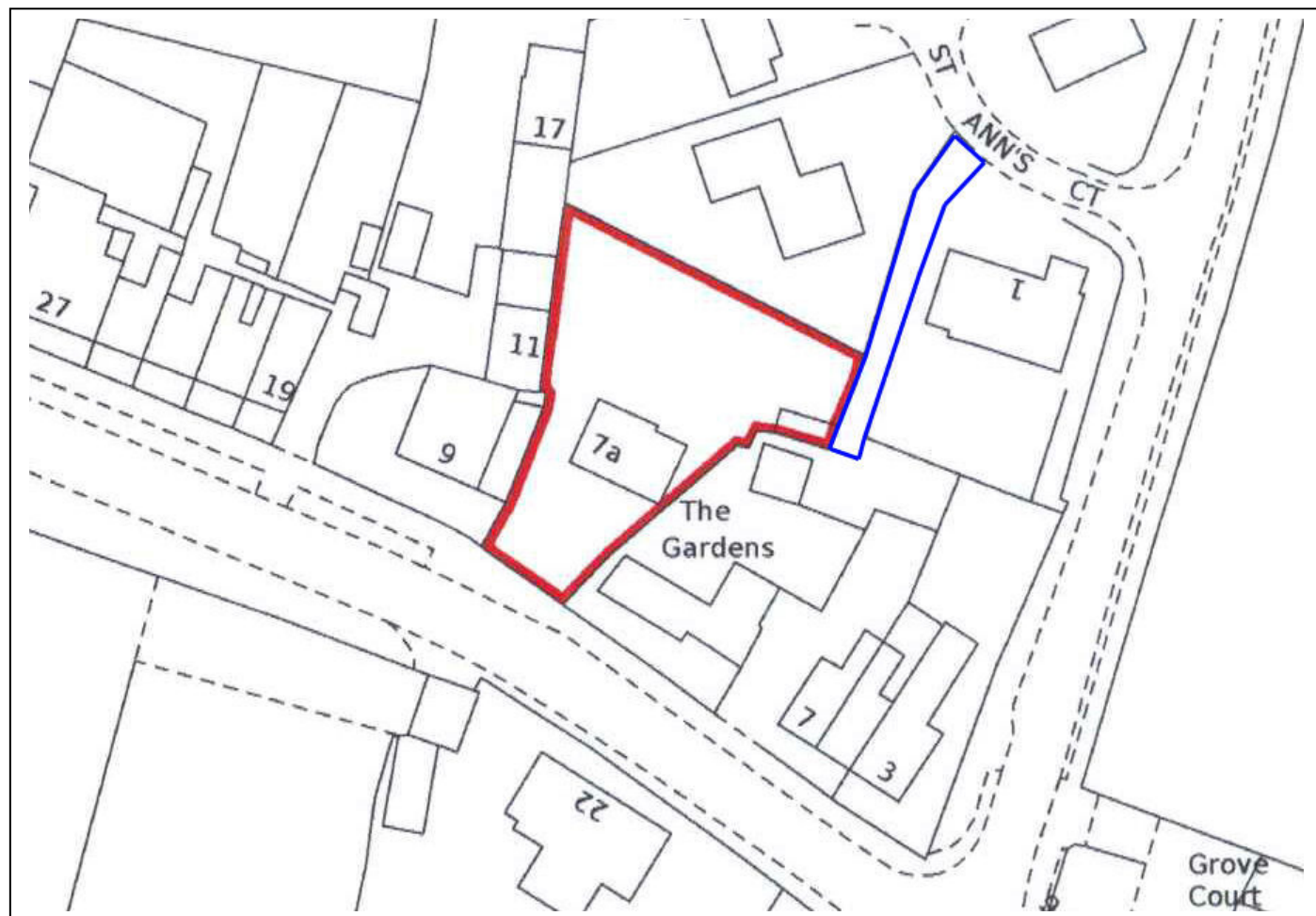
OUTSIDE:

A good sized front garden with hard drive, providing hardstanding for several cars.

From the Kitchen door there is an enclosed **PORCH 11'5" x 5'10" (3.48 x 1.78m)** also providing a Freezer Store and WC

The rear garden is of an irregular shape, very private and containing numerous mature trees, plants and shrubs

There is a footpath to the rear personnel door of the **GARAGE: 17'10" x 8'7" (5.44m x 2.62m)** with up and over door, power point and a private vehicular access to St Anne's Court and Milton Road



The Area edged red shows the extent of the potential redevelopment site which is in a highly desirable part of town and within easy access to the town centre. It extends to some 0.200 Acres (1/5TH) or thereabouts and represents a rare opportunity to build an individual property close to the town centre.

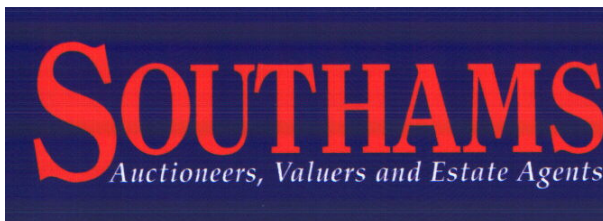
This plan is not to scale but provides a proportionally representative layout of the site boundaries edged red and the vehicular right of way to St Anne's Court, edged blue

OPENING HOURS:

Monday – Friday: 9.00am – 5.30pm; Saturday: 9.00am – 2.00pm

WEB SITE:

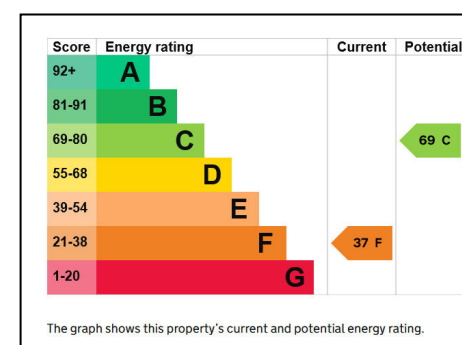
www.rightmove.co.uk or www.southams.com



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7A BENEFIELD ROAD OUNDLE



Guide Price £450,000

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A discreetly located three bedroom detached family house, providing the opportunity for renovation, refurbishment and extension to give well proportioned accommodation with extensive gardens to the front and rear of some 0.20 (1/5th) acres or thereabouts. The property enjoys enviable open views and the added advantage of vehicular access from both Benefield Road and St Anne's Court, alternatively the property could be considered as a Building Plot and redeveloped in it's entirety.

The property is within easy reach of all the amenities of this delightful market town, with Stamford and the nearby city of Peterborough offering additional facilities, together with Inter-city rail links and the improved A14 route to Cambridge.

ENTRANCE DOOR fully glazed, to:-

ENTRANCE HALL: 11'10" x 8'4" (3.61m x 2.54 m) Store cupboard, Dimplex night storage heater,

LOUNGE: 15'4" x 11'8" (4.67m x 3.56m) Mantle surround with inset gas fire, coving, Dimplex night storage heater power points, connecting door to Living Room.



LIVING ROOM: 12'9" x 10'6" (3.89m x 3.20m)
(excluding bay)

Fitted gas fire, built in cupboard, power points



KITCHEN:

10'7" x 9'6" (3.23m x 2.90m)
Stainless steel single drainer sink unit with mixer tap, base cupboards and draws with matching wall cupboards, plumbing for automatic washing machine, wall mounted Baxi gas boiler, fluorescent light, power points, night storage heater.
Built in Larder 5'9" x 3'0", fitted shelving



LANDING with built in fitted airing cupboard, insulated cylinder tank.

BEDROOM 1:

12'9" x 10'6" (3.89m x 3.20m)
Built in wardrobe with pine, radiator, power points.



BEDROOM 2:

12'10" x 10'8" (3.91m x 3.25m)
Built in wardrobe with pine, radiator, power points.



BEDROOM 3:

10'11" x 8'11" (3.33m x 2.72m)
Built in cupboard, radiator, power points

BATHROOM:

9'4" x 7'5" (2.84m x 2.26m) Comprising panelled bath with Redring electric shower, pedestal basin, low suite WC, part tiled surrounds, infra red wall heater, Dimplex night storage heater