

Ground Floor

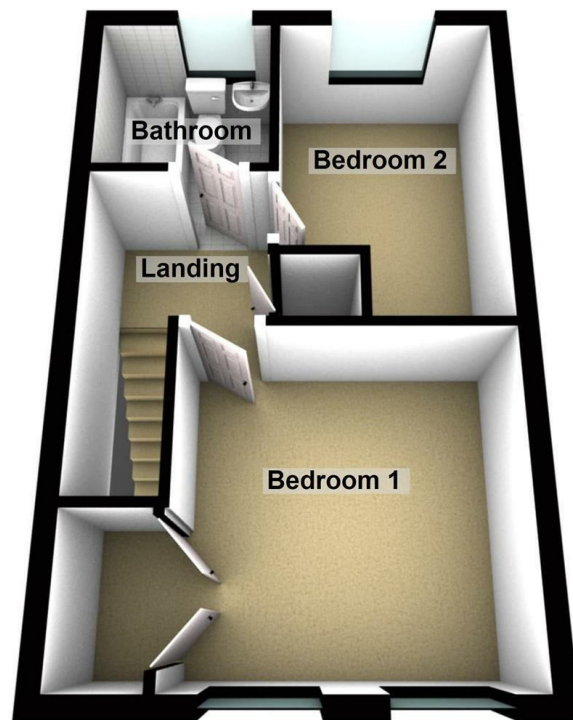


ENTRANCE PORCH

LIVING ROOM

KITCHEN DINER

First Floor



LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

SINGLE GARAGE

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W h
WOODCOCK HOLMES



46 Parkfield Road

Ryhall, Stamford, PE9 4ER

£229,995



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Ryhall, Stamford

PE9 4ER

Situated in the highly sought-after village of Ryhall, this end-terrace property offers the perfect opportunity for first-time buyers. Surrounded by scenic countryside and benefiting from easy access to the historic town of Stamford, this home provides a wonderful blend of tranquil village life and convenience.

- NO FORWARD CHAIN
- CORNER PLOT
- POPULAR VILLAGE LOCATION
- EASY ACCESS TO STAMFORD
- LOTS OF POTENTIAL
- SINGLE GARAGE AND PARKING
- KITCHEN DINER
- TWO BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED

Viewings: By appointment

£229,995

- ENTRANCE PORCH

5'2" x 3'3"

UPVC double glazed window to side, door into living room.
- LIVING ROOM

12'7" x 13'4"

UPVC double glazed window to front, fitted carpet, radiator, stairs to first floor, double store cupboard.
- KITCHEN DINER

8'9" x 13'4"

UPVC double glazed window to rear, uPVC door to rear. Fitted kitchen with a matching range of base and eye level units, fitted worktops, space for appliances, fitted sink drainer.
- FIRST FLOOR LANDING

Fitted carpet, airing cupboard.
- BEDROOM 1

10'4" x 10'1"

UPVC double glazed window to front x2, fitted carpet, radiator, fitted double wardrobe.
- BEDROOM 2

11'3" x 7'3"

UPVC double glazed window to rear, fitted carpet, radiator.
- BATHROOM

5'10" x 5'5"

Obscure uPVC double glazed window to rear. Fitted three piece suite with WC, wash hand basin, bath with shower over, fully tiled walls, radiator.



- OUTSIDE

he home sits on a lovely corner plot, with a well-maintained garden area to the front and side, featuring a mix of lawn space and mature shrubs. Gated access leads you to the rear garden, which is private, enclosed, and low-maintenance, laid with patio and a rockery area for easy upkeep.
- SINGLE GARAGE


Brick built garage with up and over door to front and parking in front.
- TENURE

Freehold.
- SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.
- MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.
- INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	84
(81-91) B		
(69-80) C		
(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 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 