3 Blackthorn, Stamford, Lincolnshire, PE9 4BG

Asking Price £190,000

MURRAY

Chartered Surveyors & Estate Agents

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3 Blackthorn, Stamford, Lincolnshire, PE9 4BG
Council Tax Band: B (South Kesteven)
Tenure: Freehold

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DESCRIPTION

Modern terraced house with off-road parking for two cars and a good size, fully enclosed rear garden situated in a quiet cul-de-sac within a popular residential area of Stamford.

Benefiting from gas central heating and double glazing, the accommodation briefly comprises:

GROUND FLOOR: Sitting Room, Kitchen/Diner;
FIRST FLOOR: two Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMOATION

GROUND FLOOR

Sitting Room 3.91m x 3.12m + stairs (12'10" x 10'3" + stairs)

Radiator, stairs to first floor with cupboard beneath, window to front, door to Kitchen/Diner.

Kitchen/Diner 2.41m x 3.99m (7'11" x 13'1")

Range of fitted units incorporating work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboard and drawers and matching eye-level wall cupboards.

Integrated appliances comprise Indesit electric oven and Hotpoint gas hob with extractor hood above.

There is an undercounter space and plumbing for a washing machine and space for upright fridge-freezer.

Radiator, wall-mounted Worcester gas central heating boiler, window and external part-glazed door to rear.

FIRST FLOOR

Landing

Bedroom One 2.92m x 3.02m + wardrobe (9'7" x 9'11" + wardrobe)

Built-in cupboard, radiator, window to front.

Bedroom Two 3.43m x 2.01m (11'3" x 6'7")

Radiator, window to rear.

Bathroom 2.46m x 1.88m (8'1" x 6'2")

White suite comprising low-level WC, pedestal hand basin and panelled bath with shower above, fully tiled splashbacks, radiator, built-in airing cupboard housing hot water cylinder, extractor fan, window to rear.

OUTSIDE

Parking

The property includes 2 allocated car parking spaces, one at the rear and the other next to No 2 Blackthorn.

Rear Garden

The fully enclosed rear garden enjoys a westerly aspect and is mainly laid to lawn with a paved patio area and concrete pathway.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to https://checker.ofcom.org.uk/
Broadband availability:
Mobile signal availability:
EE - good outdoor and in-home
O2 - good outdoor, variable in-home
Three - good outdoor
Vodafone - good outdoor, variable in-home
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

STAMFORD

Voted as the No.1 place to live in Britain in 2013, Stamford is a delightful ancient town that grew to prominence where the river could be crossed on the way north from London to York and Scotland.

Within the town, there is a host of lovely buildings, all of which capture the charm and elegance of the area as a whole. Shopping facilities in Stamford are very good, within the centre shops cater for almost every need, and there are three supermarkets and a produce street market every Friday.

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There is a superb range of schools for children of all ages together with Stamford School and Stamford High School.

For commuters, the A1 Great North Road lies immediately to the west of the town and this offers good driving facilities both north and south, particularly to Peterborough. In addition there is a railway station with services to Peterborough, from which London is approximately a 50 minute journey, and westwards to Leicester and Birmingham.

COUNCIL TAX

Band B
South Kesteven District Council, Telephone 01476 406080.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

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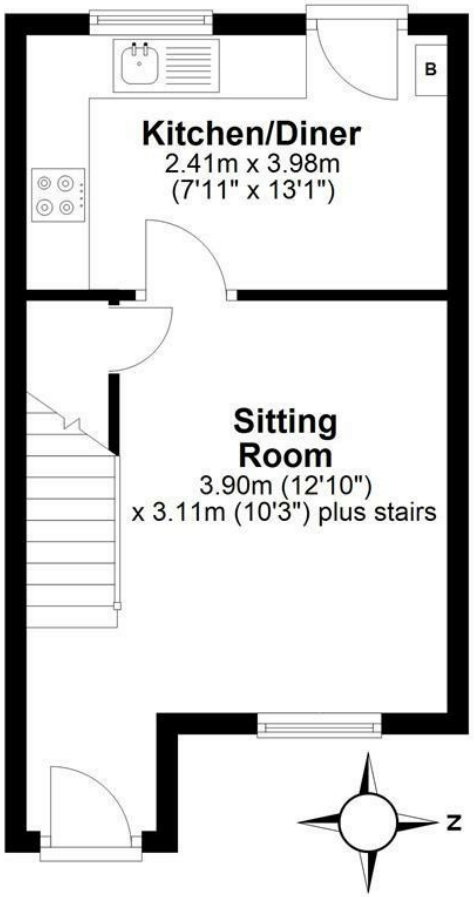
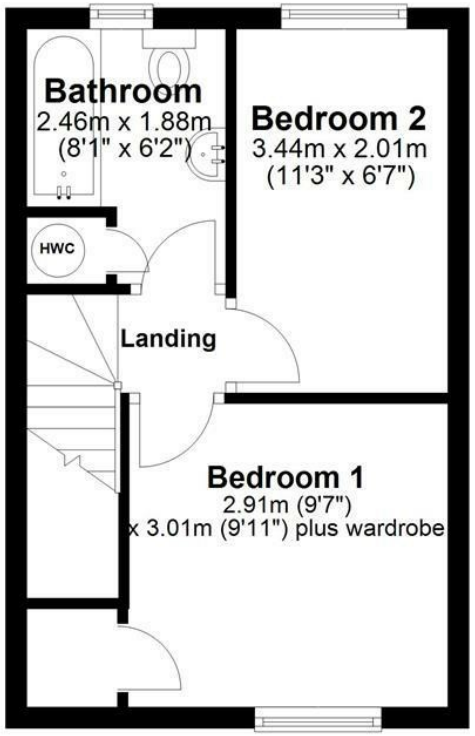
Ground Floor

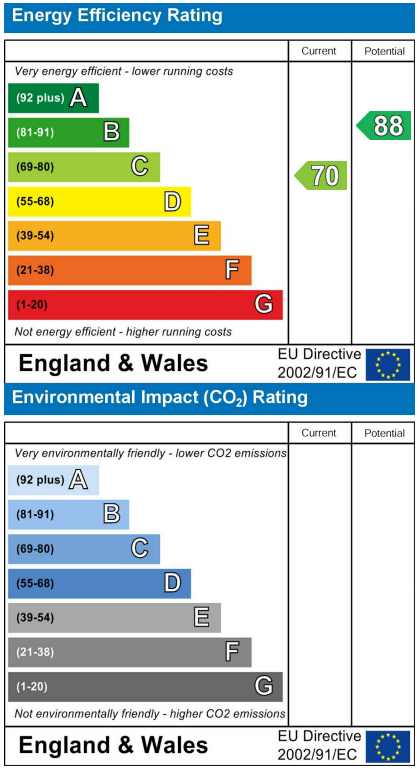
Approx. 26.9 sq. metres (289.4 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.8 sq. feet)





Total area: approx. 52.6 sq. metres (566.2 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed.
Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.