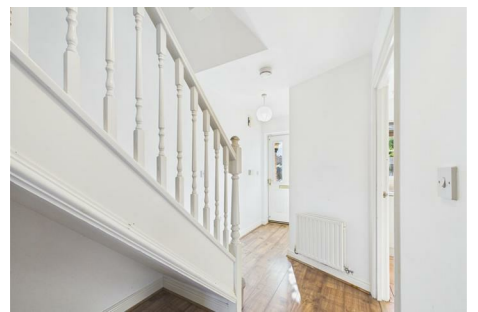
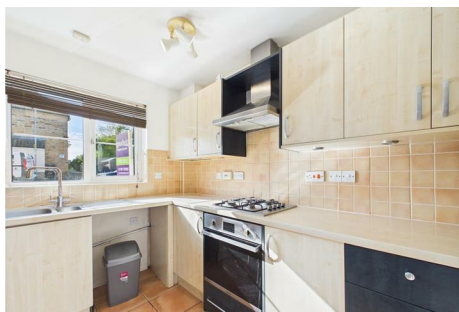




The Courtyard

Stamford, PE9 2FP

NO CHAIN* *3/4 BEDROOM TOWNHOUSE* *OVER 1000 SQFT OF ACCOMODATION This fantastic Townhouse with allocated off street parking for 2 vehicles and a fully enclosed rear garden is within easy walking distance of the Town Centre.

£285,000

The Courtyard

Stamford, PE9 2FP



- 3/4 Bedroom Townhouse
- Living Room, Plus Further First Floor Reception Room/Bedroom
- Enclosed Rear Garden
- No Chain
- 3 Double Bedrooms
- Allocated Parking for 2 Vehicles
- Potential to improve
- En Suite & Family Bathroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

6'2" x 14'11" (1.88m x 4.55m)

Kitchen

8'8" x 10'11" (2.64m x 3.33m)

Cloakroom

5'6" x 3'0" (1.68m x 0.91m)

Living Room

12'1" x 15'1" (3.68m x 4.60m)

First Floor Landing

6'3" x 9'8" (1.91m x 2.95m)

Reception Room/Bedroom

12'1" x 12'2" (3.68m x 3.71m)

Bedroom 3

12'2" x 9'7" (3.71m x 2.92m)

Family Bathroom

5'6" x 7'2" (1.68m x 2.18m)

Second Floor Landing

6'2" x 7'2" (1.88m x 2.18m)

Bedroom 1

12'1" x 12'2" (3.68m x 3.71m)

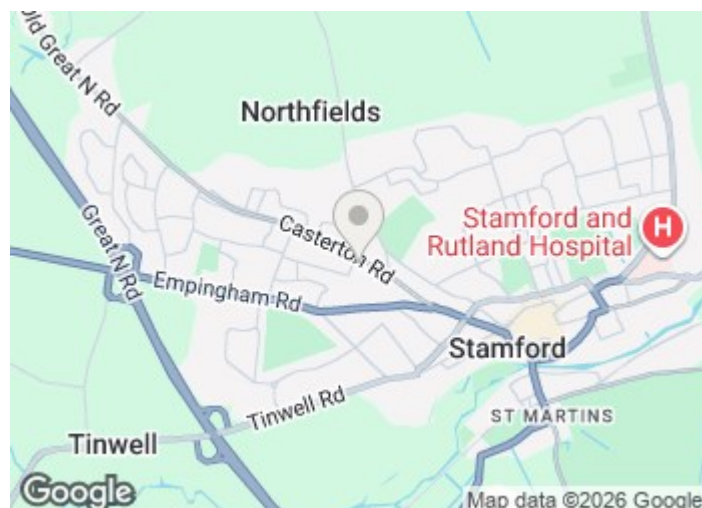
En Suite

5'6" x 7'2" (1.68m x 2.18m)

Bedroom 2

12'1" x 9'7" (3.68m x 2.92m)

Off Road Parking for 2 Vehicles



Directions

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



Floor Plan



Approximate total area⁽¹⁾
947 ft²
88 m²

Reduced headroom
42 ft²
3.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

ANTI-MONEY LAUNDERING REGULATIONS: All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

