



York Road
Stamford, PE9 1LL

Price Guide £225,000

Richardson

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Situated within a short walk from Stamford town centre and all the facilities that it offers, yet tucked away in an established cul-de-sac, this end of terrace home offers 3 bedrooms, refitted kitchen breakfast room and refitted bathroom. In brief the accommodation comprises entrance hall, living room with built in storage, refitted kitchen diner with built in appliances, side lobby with boiler cupboard, side porchway, conservatory with a utility area. To the first floor are 3 bedrooms, one with wardrobes, and a refitted bathroom. The property has gas central heating and replacement double glazing. Generous gardens to the front, side and rear giving scope for extension if required subject to any planning permission, with patio area and shed. The parking is within a communal parking area when entering the cul-de-sac.

Entrance hall

Living room

13'10" x 11'10" (4.22m x 3.61m)

Kitchen Diner

12'0" x 8'9" (3.68m x 2.67m)

Side lobby

Porch

Conservatory

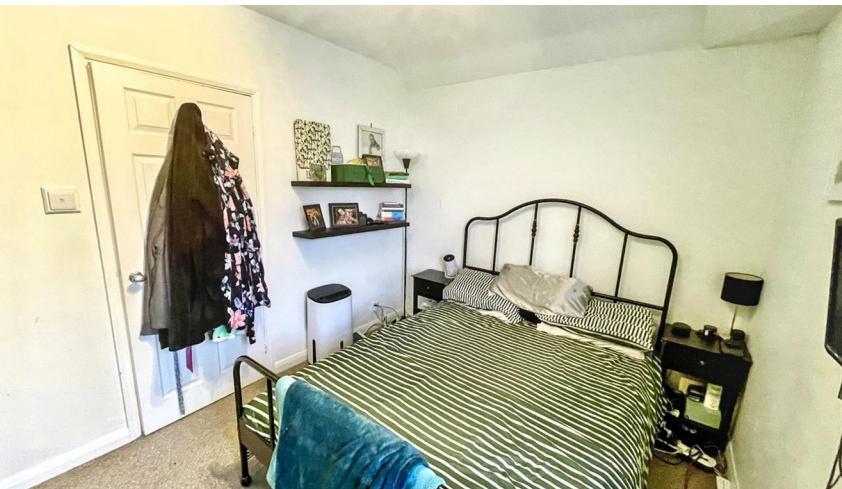
10'7" x 8'7" (3.25m x 2.64m)

First floor landing

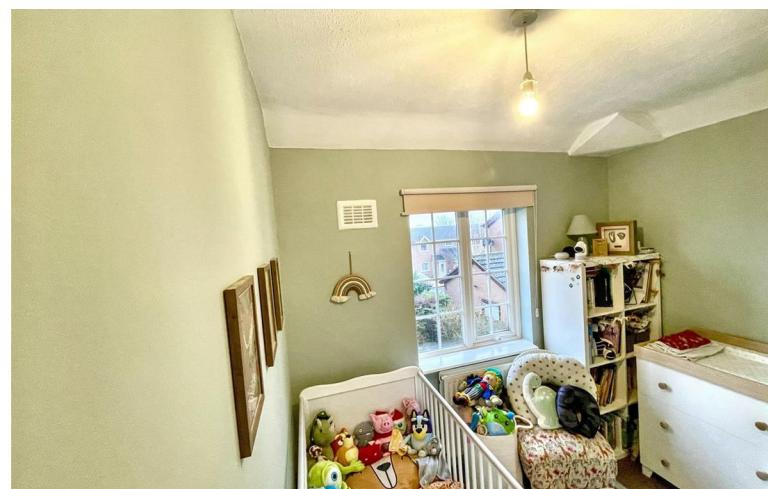
Bedroom

11'1" x 8'9" (including wardrobes) (3.38m x 2.67m (including wardrobes))





Bedroom
8'11" x 8'0" (2.74m x 2.44m)



Bedroom
8'11" x 6'5" (2.74 x 1.96m)

Bathroom

External details

The property is accessed by pathway from the communal parking area with gated pathway passing through the enclosed generous front garden. The rear garden is also of good size with patio and shed enclosed by fencing.

Tenure
Freehold

Council Tax
South Kesteven District Council Band A

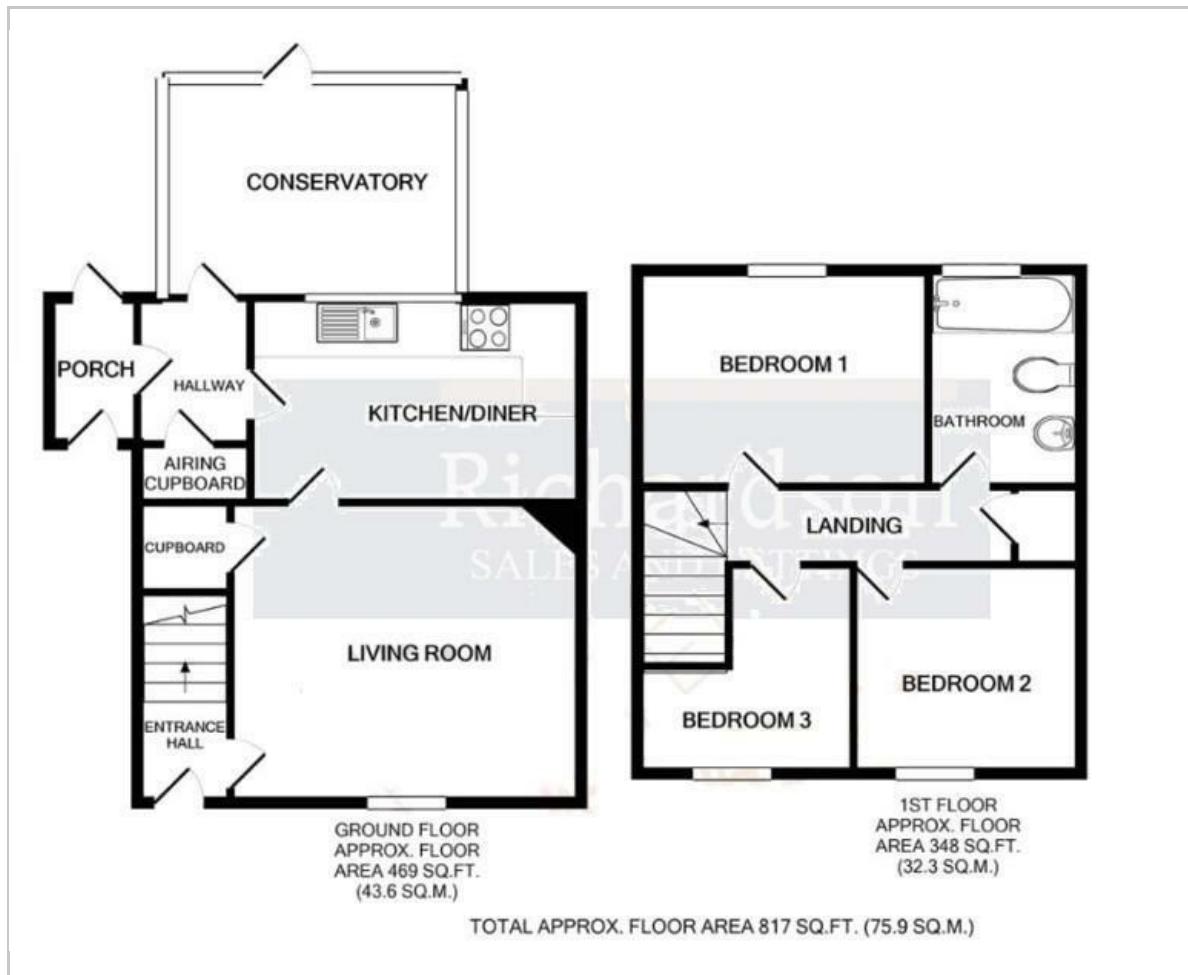
Services
All main services connected - gas central heating

Communication
According to Ofcom: Ultrafast Full Fibre is available (provided by Lightspeed)
According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

Viewing
Telephone appointment with Richardson
post@richardsonsurveyors.co.uk



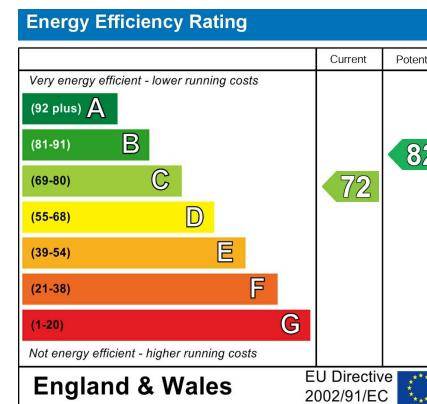
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433