



York Road

Stamford, PE9 1LL

Price Guide £220,000

Richardson

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Situated within a short walk from Stamford town centre and all the facilities that it offers, yet in a tucked away location beyond the communal parking area at the bottom of a short shared pathway in an established cul-de-sac. Being a 3 bedroom end of terrace home it also benefits from a large wrap around garden giving scope for extension if required and subject to any planning permission. 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 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

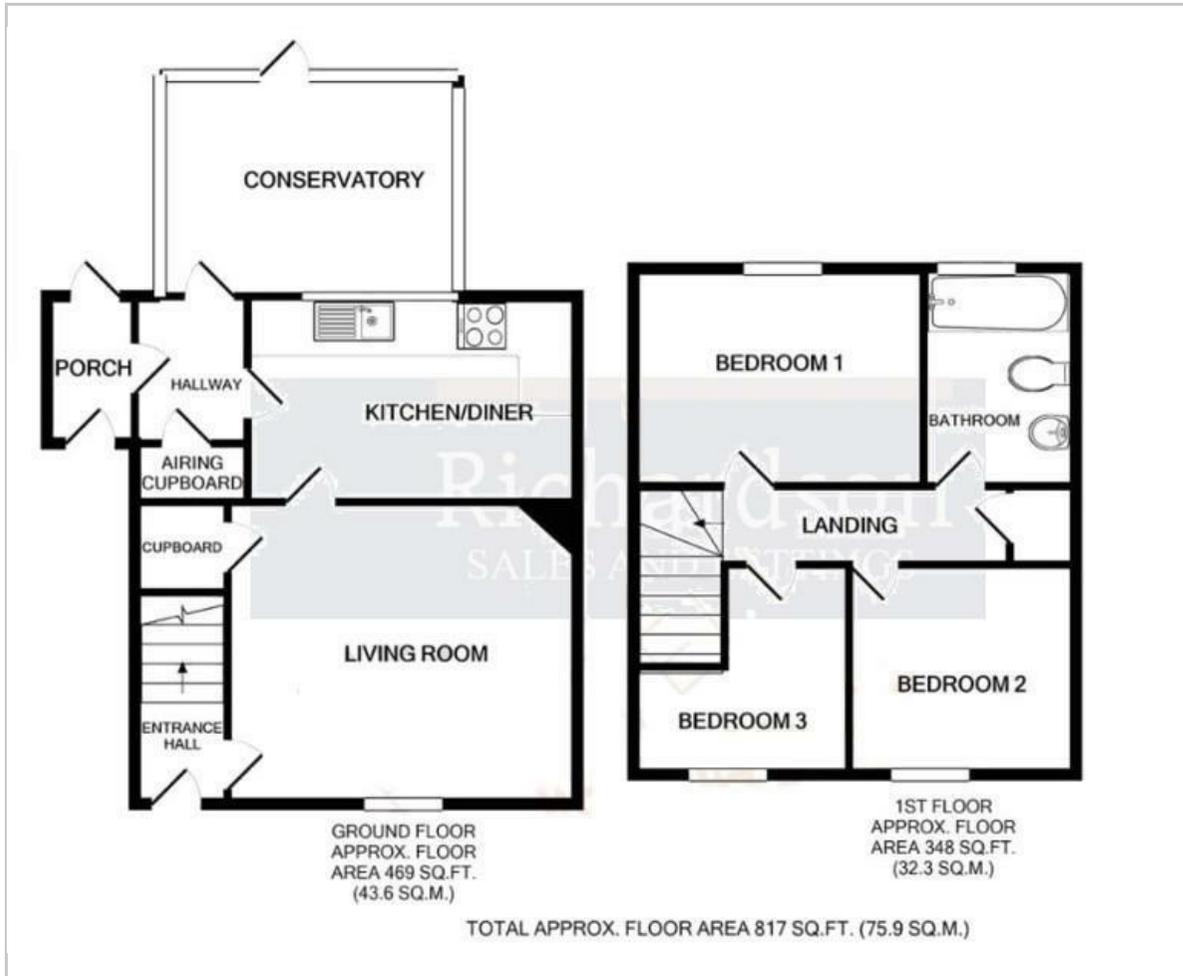
Services
All main services connected - gas central heating

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



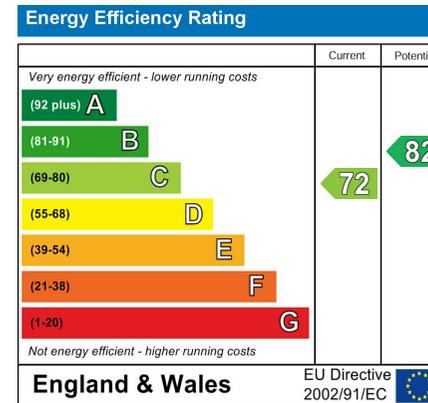
Floor Plan



Area Map



Energy Efficiency Graph



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www.richardsonsurveyors.co.uk

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