



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Northumberland Avenue,

Stamford, PE9 1EA

£170,000

SUMMARY

- No Onward Chain - Two Bedroom Terraced Home
- Short Walk To Town Centre
- Front & Rear Gardens
- Kitchen Diner
- Living Room
- Family Bathroom
- Potential To Improve





***** NO ONWARD CHAIN *****

Two bedroom mid terrace home, situated only a very short walk from Stamford's town centre. Benefitting from front and rear gardens and an open outlook to the front. The property comprises; Kitchen Diner, Living Room, Two bedrooms and Family Bathroom.

The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.



Tenure: Freehold

EPC Rating: **D**

Council Tax Band: **A**

Local Authority: SKDC

Services: Gas Central Heating

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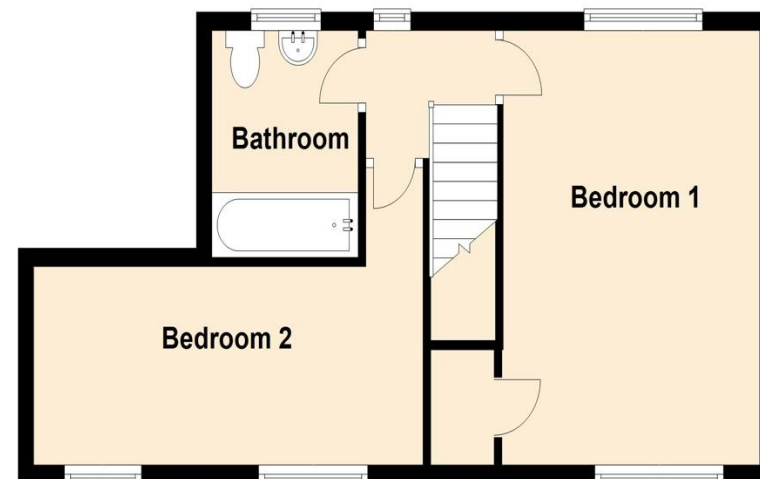
Ground Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



Total area: approx. 71.8 sq. metres (772.8 sq. feet)

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