



Gresley Drive  
Stamford, PE9 2ZB

**Price Guide £180,000**

Richardson

## Gresley Drive

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Situated within easy walking distance of Stamford town centre and a stones throw from Stamford Station and Stamford Meadows, this one bedroom freehold home offers a rare opportunity to acquire a lock up and go, first time buy or a buy to let property. The property comes with its own parking and is offered with no chain. The front door opens to a hallway with stairs to a landing. The sitting room has a deep sill window with views towards Stamford Meadows. There is a useful separate cloakroom and the kitchen has a built in hob and oven, with space for fridge freezer and plumbing for washing machine. The bedroom has an ensuite bathroom. The property has gas central heating and is double glazed.

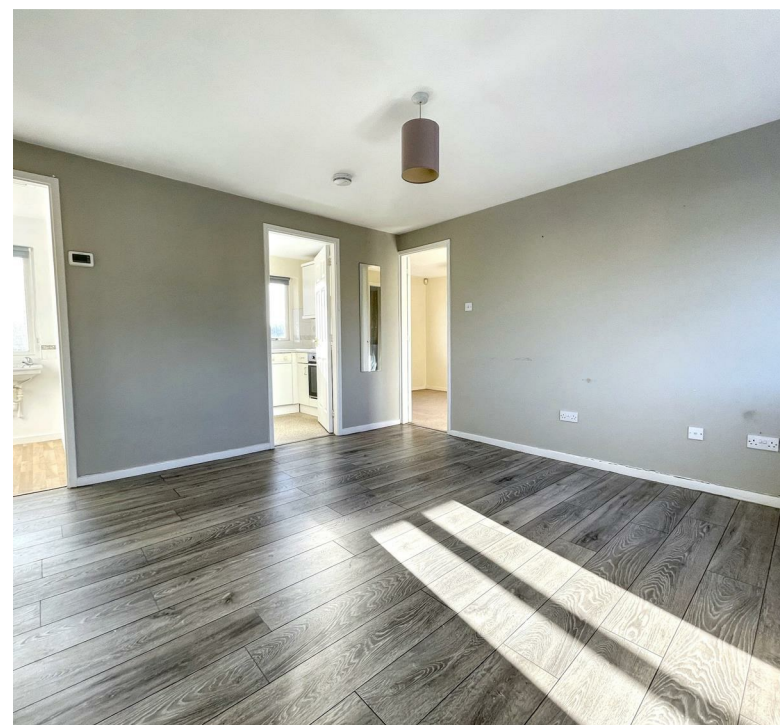
### Location

Stamford is an attractive town of predominately limestone properties nestling in the Welland Valley. The town offers excellent facilities and is within easy access of the A1 trunk road with connection to other major road networks. The city of Peterborough with its mainline to London King Cross is approximately 15 miles.

### Reception hall & landing

### Sitting room

12'9" x 12'8" (3.90m x 3.88m)





Separate cloakroom

Kitchen  
9'8" x 6'4" (2.96m x 1.95m)

Bedroom  
13'0" x 8'5" (3.98m x 2.57m)

Ensuite bathroom

External details  
Built in understairs storage cupboard.  
The parking for the property is within the parking area across from the property where there is an allocated parking space for No.20 as well as communal visitors parking.

Council Tax  
South Kesteven District Council Tax Band A

Services  
All main services connected

Tenure  
Freehold

Communication  
According to Openreach: Ultrafast Full Fibre is available  
According to Ofcom: Mobile coverage is likely with EE, Three, O2 and Vodafone

Viewing  
By appointment through Richardson  
post@richardsonsurveyors.co.uk



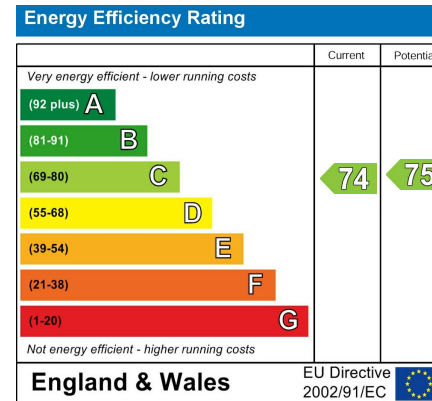
## Floor Plan



## 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**

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**01780 762433**