



29 Nairn Road, Stamford, PE9 2YR

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Three bedroom mid terrace
- Modern kitchen diner
- Modern three piece bathroom
- Spacious living room
- Downstairs cloakroom
- Enclosed rear garden
- No onward chain
- EPC Rating C
- Freehold

£260,000





****NO ONWARD CHAIN **** A well presented three bedroom mid terrace, boasting a modern kitchen / diner and bathroom, front and rear gardens and communal parking, spacious living room and downstairs cloakroom.

The property is arranged over two floors, initially greeted via an entrance hall which offers access to the large lounge benefiting from dual windows for extra light and a feature fireplace. On the opposite side of the property is the modern kitchen diner with a wealth of units and tiled flooring, while completing downstairs is a separate hallway with cloakroom, plus a handy storage/utility room accessed via outside. To the first floor, the landing connects two well balanced double bedrooms, one of which with a built in wardrobe, a further single bedroom and a modern three piece bathroom fully tiled with travertine tiles.



Outside to the front is an inset footpath leading to the front door accompanied by mainly laid to lawn garden with inset shrub planted borders. The rear garden is split between a patio seating area and an area of lawn with shrub planted borders and useful timber shed. Gated access leads out to a communal parking area for the property.



Entrance hall 1.37m x 0.99m (4'6" x 3'2")

Living Room 5.97m x 3.15m (19'7" x 10'4")

Kitchen Diner 4.75m x 2.87m (15'7" x 9'5")

Rear Hall 3.35m x 0.86m (11'0" x 2'10")

Cloakroom 1.07m x 1.04m (3'6" x 3'5")



Landing 2.95m x 0.86m (9'8" x 2'10")

Bedroom One 3.86m x 3.2m (12'8" x 10'6")

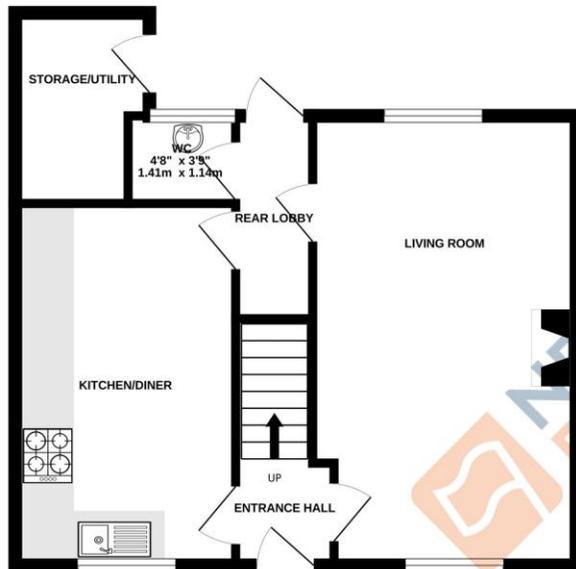
Bedroom Two 3.86m x 2.92m (12'8" x 9'7")

Bedroom Three 3.25m x 2.24m (10'8" x 7'4")

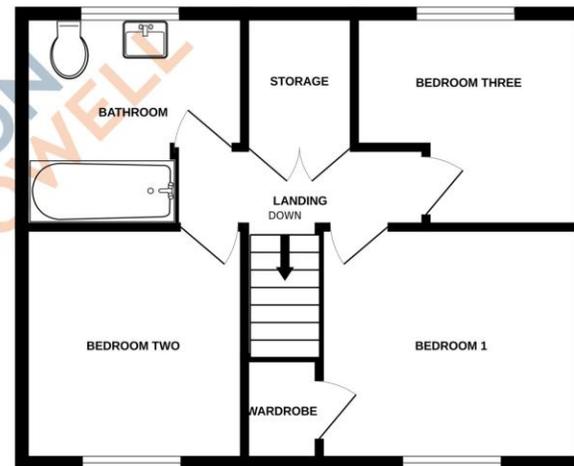


Bathroom 2.62m x 2.01m (8'7" x 6'7")

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell 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 £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.