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Collins Avenue

Stamford, PE9 1FH

A well-proportioned three-bedroom townhouse offering versatile accommodation arranged over three floors, including an en-suite to the principal bedroom, kitchen/diner, separate living room and enclosed rear garden.

£300,000

Collins Avenue

Stamford, PE9 1FH

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- Three-bedroom townhouse arranged over three floors
- Separate living room
- Enclosed rear garden
- Principal bedroom with en-suite
- Two further good sized bedrooms
- Allocated off road parking for 2 vehicles
- Kitchen/diner
- Family bathroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall
15'1" x 3'2" (4.60m x 0.97m)

Cloakroom
6'1" x 2'10" (1.85m x 0.86m)

Kitchen/Diner
15'2" x 8'1" (4.62m x 2.46m)

Living Room
10'10" x 14'7" (3.30m x 4.45m)

First Floor Landing
9'7" x 3'3" (2.92m x 0.99m)

Bedroom Two
9'10" x 14'7" (3.00m x 4.45m)

Bedroom Three
11'1" x 7'8" (3.38m x 2.34m)

Family Bathroom
6'0" x 6'8" (1.83m x 2.03m)

Second Floor
3'0" x 2'8" (0.91m x 0.81m)

Bedroom 1
14'5" x 11'1" (4.39m x 3.38m)

En-suite
8'6" x 8'8" (2.59m x 2.64m)

Allocated Parking for 2 Vehicles

Directions

Please use the following postcode for Sat Nav guidance - PE9 1FH Collins Avenue is situated within Stamford, providing convenient access to the town and its wide range of amenities. Stamford offers an excellent selection of independent shops, cafés, restaurants, public houses and everyday facilities, together with a good choice of schooling and recreational facilities. Stamford railway station provides regular services towards Peterborough and Leicester, with onward connections to London, whilst the A1 is readily accessible for journeys both north and south.

Floor Plan

Approximate total area(1)

1022 ft²

94.9 m²

Reduced headroom

35 ft²

3.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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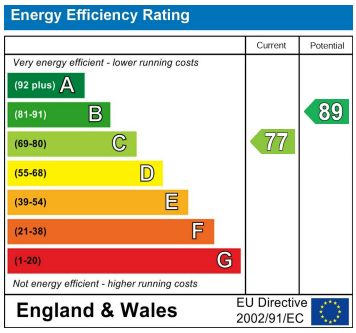
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