



## Torkington Gardens Stamford, PE9 2EW

Well-presented 3 bedroom semi detached house situated in the heart of Stamford, close to Waitrose and within a five-minute walk of the Town Centre. The property benefits from Stunning Views over Stamford's town centre, Residents Parking, a modern Kitchen/Diner, Large Living room, Shower Room to Master Bedroom, and unique for the development a Private Enclosed Rear Garden.

£360,000

# Torkington Gardens

Stamford, PE9 2EW



- Three Bedroom Semi Detached Home
- Refitted Kitchen Diner
- Residents Parking Space
- Private Rear Garden - Unique to the Development
- Large Living Room
- Freehold
- 5 Minutes Walk From The Town Centre
- Main Bedroom with Shower Room
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

6'1" x 8'1" (1.85m x 2.46m)

## Bedroom 1

10'11" x 13'3" (3.33m x 4.04m)

## Cloakroom

2'8" x 6'10" (0.81m x 2.08m)

## Shower Room

2'6" x 7'1" (0.76m x 2.16m)

## Kitchen

14'9" x 10'5" (4.50m x 3.18m)

## Bedroom 2

10'10" x 7'6" (3.30m x 2.29m)

## Living Room

21'2" x 12'3" (6.45m x 3.73m)

## Bedroom 3

10'0" x 7'6" (3.05m x 2.29m)

## Landing

13'3" x 8'11" (4.04m x 2.72m)

## Bathroom

7'1" x 5'11" (2.16m x 1.80m)

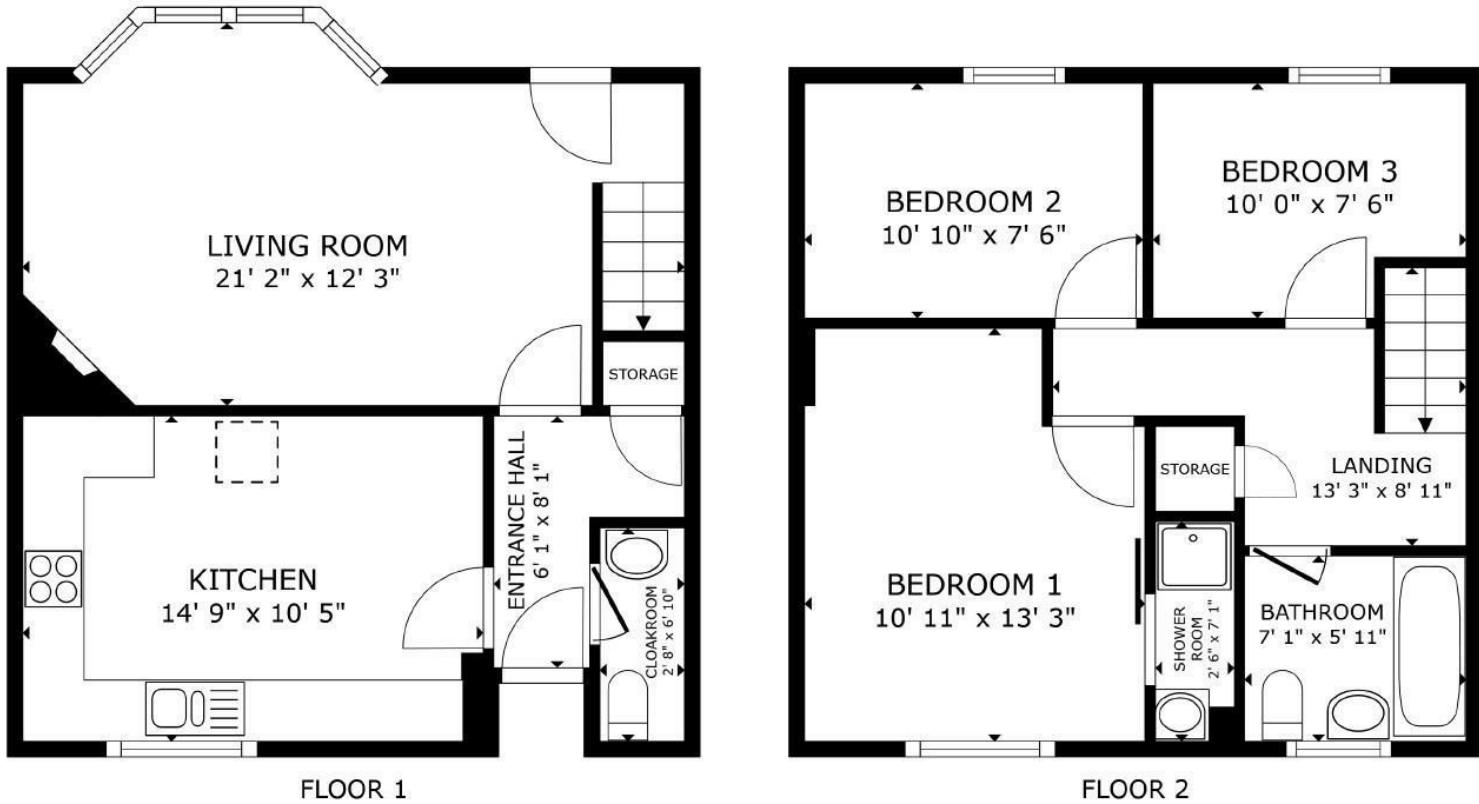


## Directions

Please use the following postcode for Sat Nav guidance - PE9 2EW



## Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1 453 sq.ft. FLOOR 2 447 sq.ft.  
 TOTAL : 900 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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**REFERRAL FEES:** Goodwin Residential 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 £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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		