



10 Willow Road, Stamford
£185,000

 **NEWTON FALLOWELL**

10 Willow Road

Stamford

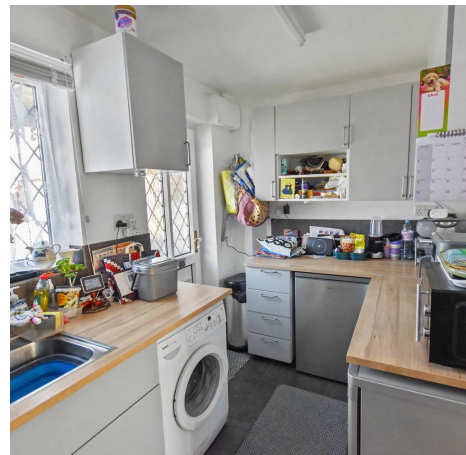
Newton Fallowell are pleased to offer this well-presented one bedroom end of terrace house offers an excellent opportunity for first-time buyers or those seeking a sound investment property. The accommodation is thoughtfully arranged to maximise space and comfort, featuring a welcoming living room that leads into a modern fitted kitchen. A notable highlight of the property is the rear conservatory extension, providing a versatile additional reception area that is perfect for dining or relaxing throughout the year. Upstairs, the spacious double bedroom benefits from ample natural light and is complemented by a contemporary bathroom suite. Practical features include off road parking and a single garage and private rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Lounge

11' 10" x 10' 4" (3.61m x 3.15m)

Kitchen

11' 10" x 6' 5" (3.61m x 1.96m)

Conservatory

10' 5" x 9' 7" (3.18m x 2.91m)

Landing

2' 9" x 6' 2" (0.83m x 1.89m)

Bedroom One

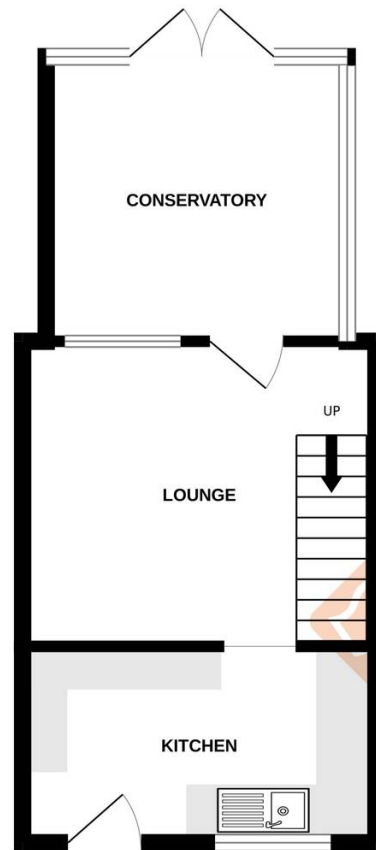
8' 9" x 10' 6" (2.66m x 3.20m)

Bathroom

6' 9" x 5' 6" (2.07m x 1.67m)



GROUND FLOOR



1ST FLOOR



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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