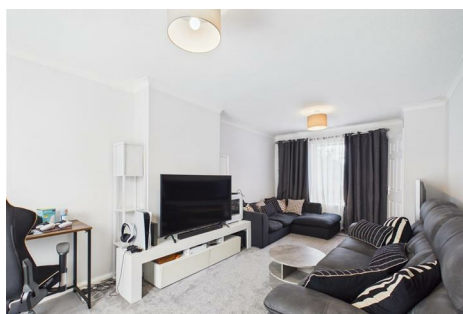




## Garden Close Stamford, PE9 2YP

This well-presented 3-bed mid-terrace property offers generously proportioned rooms and a pleasant outlook to the front, overlooking a lovely green. Conveniently located close to the A1 and Malcolm Sargent School, the property would make an ideal home for a professional couple or small family.

£245,000

# Garden Close

Stamford, PE9 2YP



- Well-presented Mid-Terrace 3-Bed Home
- Recently Fitted Kitchen & Bathroom
- Large Kitchen/Dining Room
- Separate Utility (External access)
- Generous Living Room
- Bathroom with Shower Over Bath
- Fully Enclosed Front & Rear Garden
- Conveniently located near to Malcolm Sargent Primary School & The A1
- Please refer to Key Facts for Buyers for Material Information Disclosures

Entrance

First Floor Landing

Off Street Parking available in Communal Parking A

Living Room

Bedroom 1

19'6 x 10'6 (5.94m x 3.20m)

12'7 x 10'6 (3.84m x 3.20m)

Kitchen/Dining Room

Bedroom 2

15'8 x 9'6 (4.78m x 2.90m)

12'6 x 9'6 (3.81m x 2.90m)

Utility room

Bedroom 3

6'9 x 4'10 (2.06m x 1.47m)

7'6 x 6'9 (2.29m x 2.06m)

Ground Floor WC

Bathroom

Inner Hallway

Front and Rear Enclosed Garden

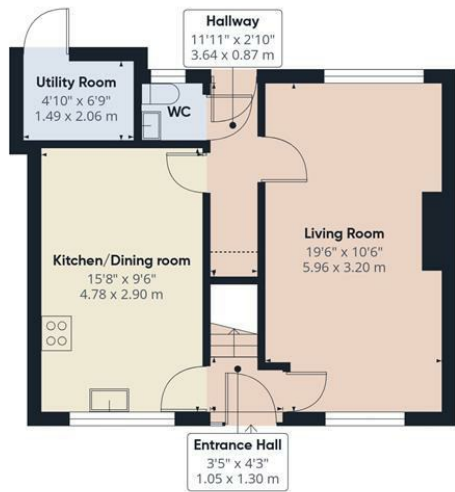


## Directions

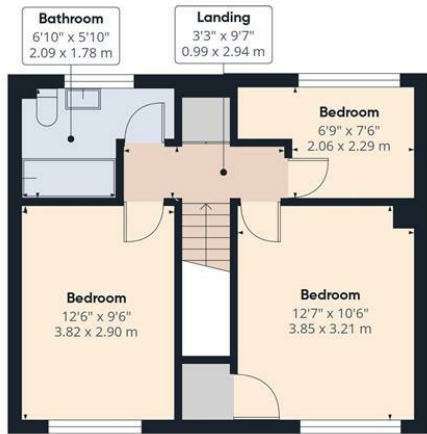
Please use Postcode PE9 2YP for Sat-Nav assistance



Floor Plan



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
868 ft<sup>2</sup>  
80.6 m<sup>2</sup>

Reduced headroom  
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(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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