



Pauleys Court
Stamford, PE9 2HF

Price Guide £495,000

Richardson

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Located in Stamford Town Centre within a small gated development of only 8 properties in a tucked away location and Marks & Spencer just around the corner, this superb modern town house is a real gem. With allocated parking and a small private courtyard to the rear, it offers well planned spacious accommodation over three floors, which is presented to a very high standard having been refurbished in recent years. With underfloor heating in the kitchen, and double glazing throughout, the property is ready to move in to and is offered with no chain. The reception hall has the cloakroom off and gives access to the sitting room and the kitchen diner to the rear which has a comprehensive range of appliances, plenty of storage cupboards and worksurface area along with breakfast bar peninsula and French doors to the walled courtyard. There are 2 good double bedrooms to the first floor, one with built in wardrobes and both having an ensuite (one shower room, one bathroom). To the top floor is a further excellent double bedroom with a further ensuite shower room and walk in wardrobe. The property is approached by a gate and has parking to the front of the property.

Reception hall

Cloakroom

Living room
11'11" x 17'3" (3.64m x 5.26m)

Kitchen diner
17'9" x 11'8" (5.43m x 3.56m)

First floor landing

Bedroom 2
15'9" x 10'11" (4.82m x 3.35m)





Ensuite bathroom
5'3" x 6'1" (1.61m x 1.86m)

Bedroom 3
12'4" x 11'6" (3.78m x 3.53m)

Ensuite shower room
6'5" x 6'0" (1.96 x 1.84m)

Second floor

Bedroom 1
16'3" x 11'9" (4.97m x 3.59m)

Ensuite shower room
9'5" x 7'4" (2.88m x 2.25m)

Dressing Room
8'0" x 7'4" (2.44m x 2.25m)

Agents notes
There is a service charge for the external ground maintenance and gate. For year 2024 - 2025 the cost was £932

External details
Gated access to parking area to front of property. Enclosed walled courtyard garden to the rear accessed from the kitchen diner.

Services
All main services connected with gas central heating - underfloor heating in the kitchen

Tenure Freehold

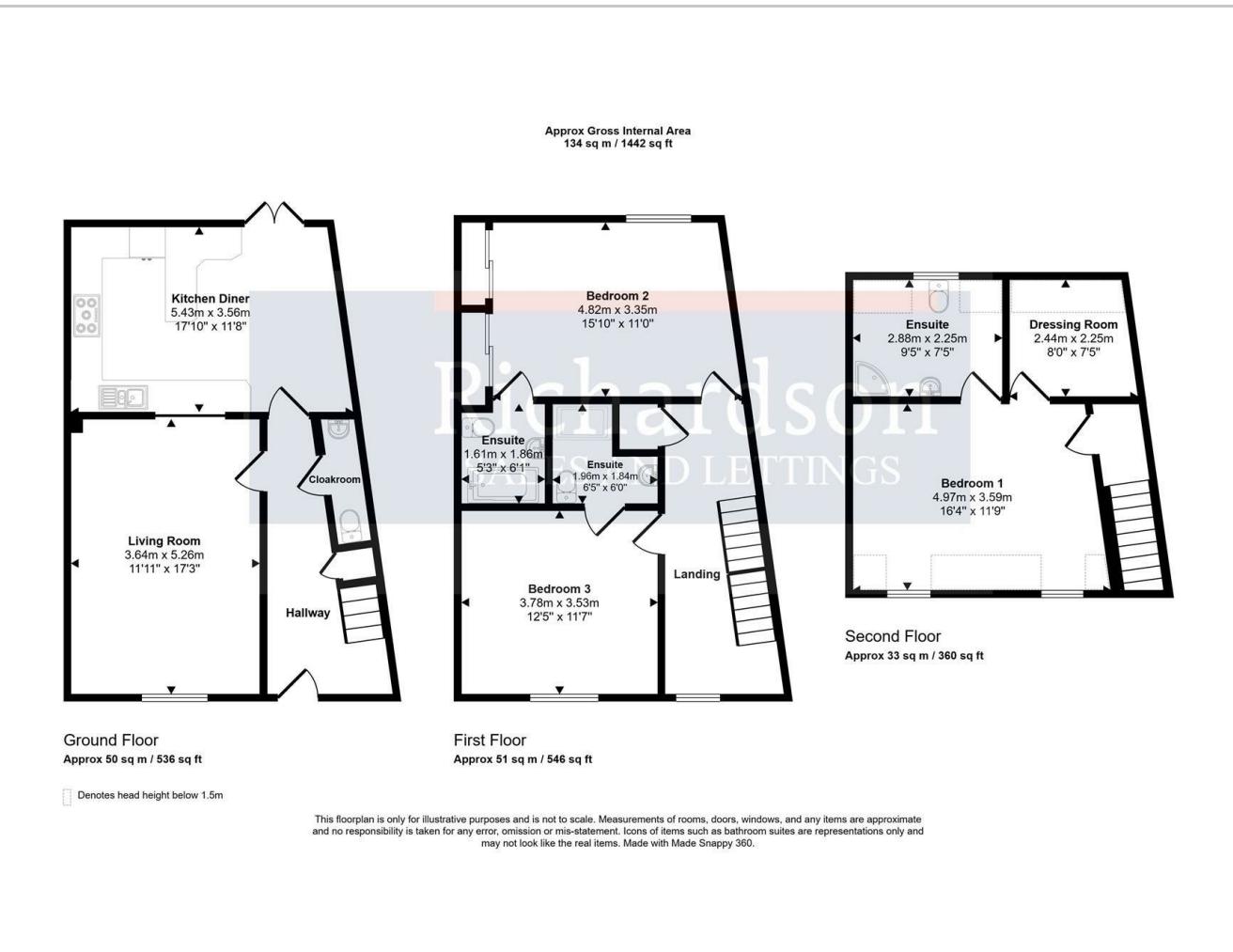
Communications



According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing
By telephone appointment with
Richardson.
post@richardsonsurveyors.co.uk

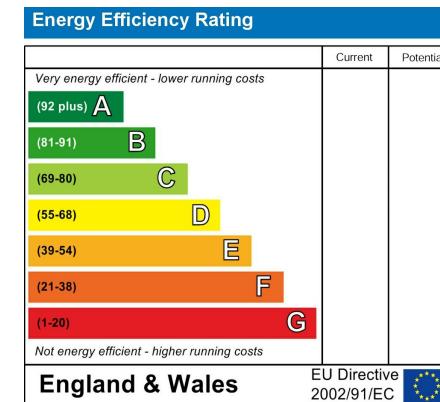
Floor Plan



Area Map



Energy Efficiency Graph



Awaiting EPC

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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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