Rosedale

67 RADCLIFFE ROAD, STAMFORD, PE9 1AU

£190,000

"Character property a short stroll from Stamford's town centre"

- TENANT IN SITU - 6.6% GROSS YIELD
- OUTBUILDING FOR STORAGE
- IDYLLIC PEACEFUL LOCATION FOR STAMFORD CENTRE
- IDEAL INVESTMENT
- WELL PRESENTED & MAINTAINED
- REFURBISHED SHOWER ROOM
- BOILER REPLACED 2021
- TWO RECEPTION ROOMS
- REAR COURTYARD
- EPC ENERGY RATING D / COUNCIL TAX BAND A

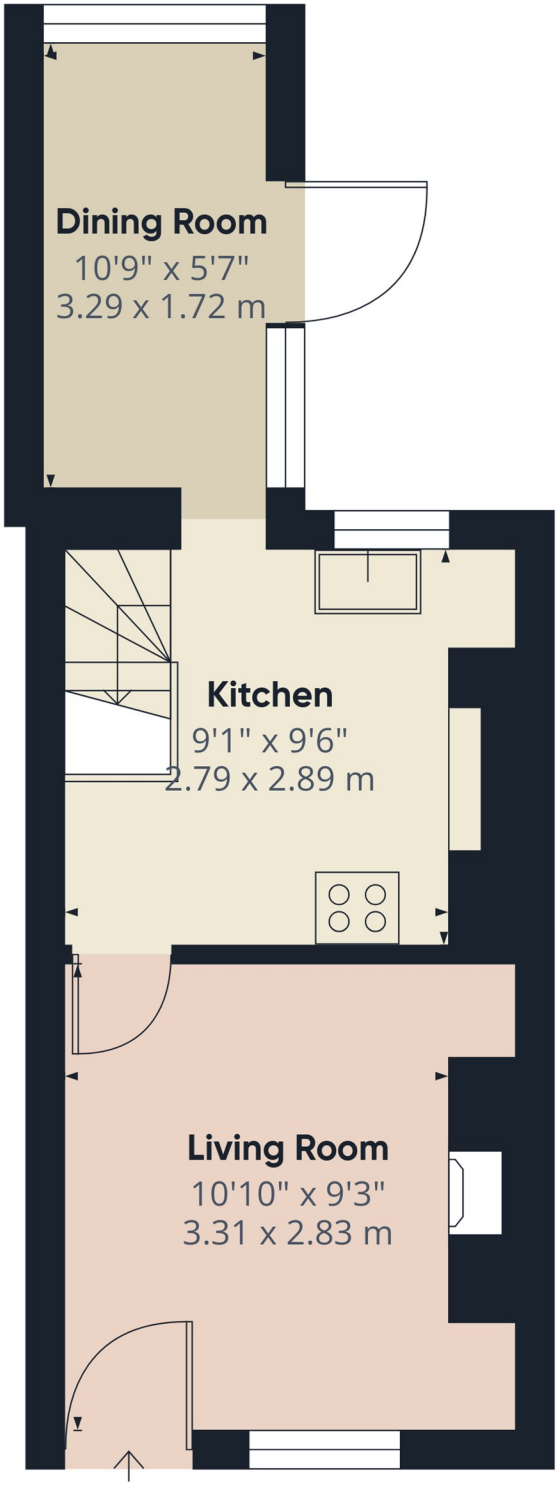
PROPERTY HIGHLIGHTS

Located just a short stroll from Stamford town centre, this beautifully presented two-bedroom character cottage has been thoughtfully upgraded throughout, and is being sold with tenants in situ, with a yield of 6.6%.

The accommodation includes a welcoming front living room, a well-appointed kitchen with a handy storage cupboard, a bright dining area/conservatory, two bedrooms, and a modern shower room.

Outside, there is a private decked courtyard with a useful outbuilding.

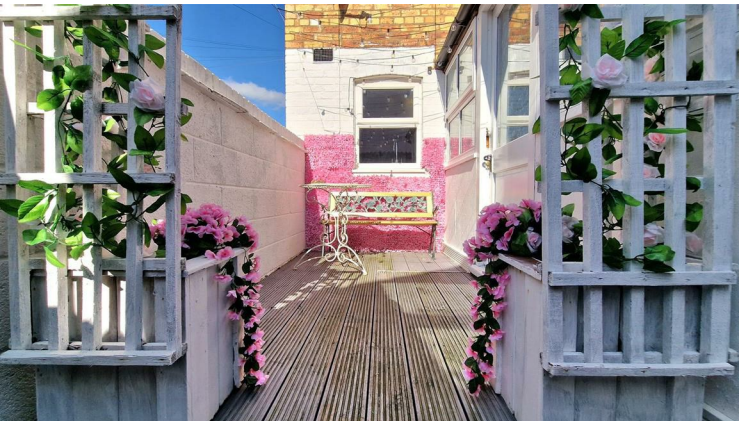
2 Bedrooms 1 Bathroom 1 Reception



Floor 0

Floor 1

Body Wash
Shampoo
Conditioner

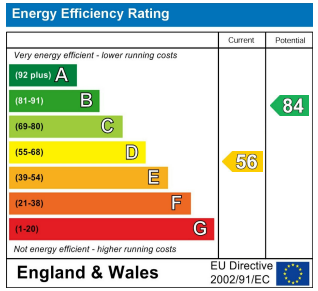


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30672289

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

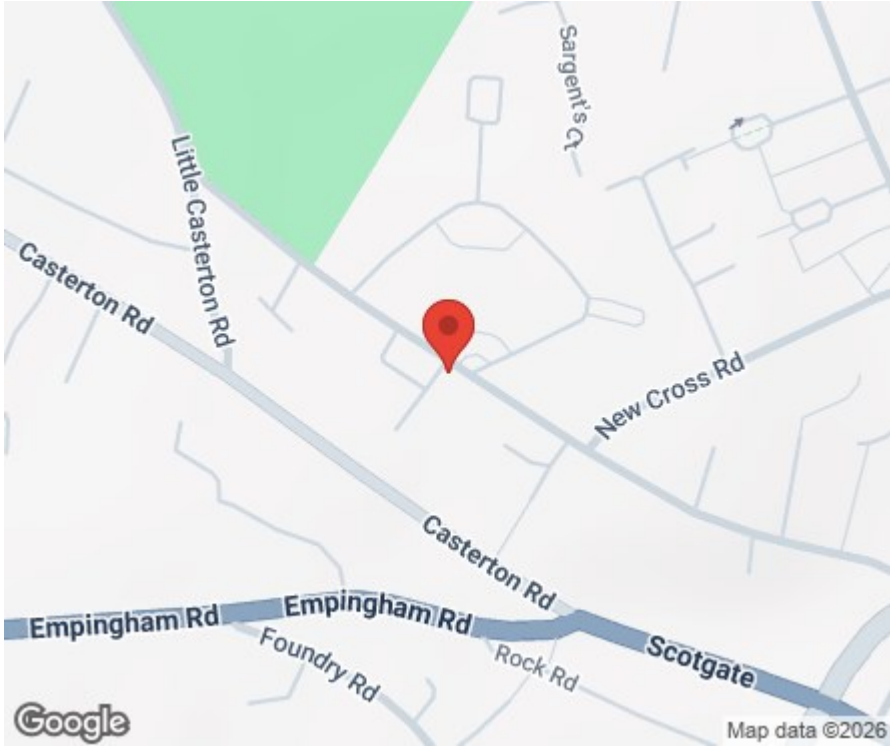
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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