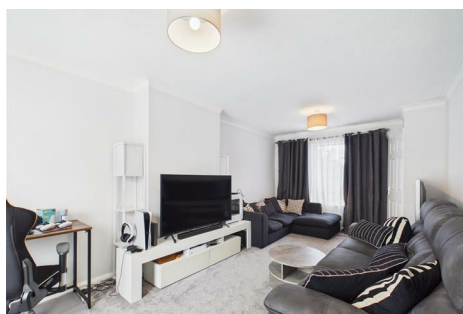




Garden Close

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

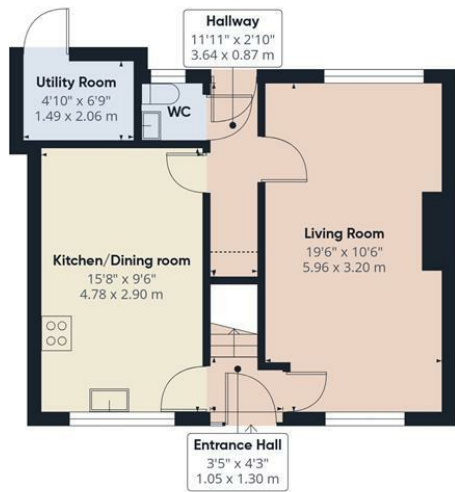
Entrance	First Floor Landing	Off Street Parking available in Communal Parking A
Living Room 19'6 x 10'6 (5.94m x 3.20m)	Bedroom 1 12'7 x 10'6 (3.84m x 3.20m)	
Kitchen/Dining Room 15'8 x 9'6 (4.78m x 2.90m)	Bedroom 2 12'6 x 9'6 (3.81m x 2.90m)	
Utility room 6'9 x 4'10 (2.06m x 1.47m)	Bedroom 3 7'6 x 6'9 (2.29m x 2.06m)	
Ground Floor WC	Bathroom	
Inner Hallway	Front and Rear Enclosed Garden	



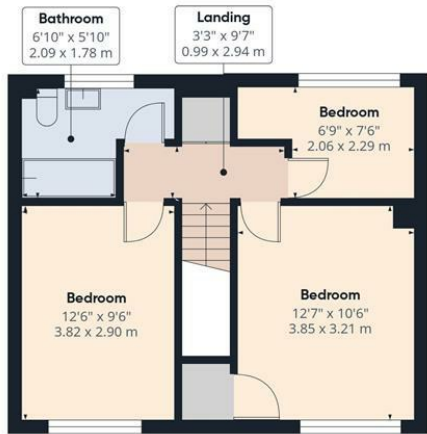
Directions
Please use Postcode PE9 2YP for Sat-Nav assistance



Floor Plan



Ground Floor



Floor 1

Approximate total area⁽¹⁾
868 ft²
80.6 m²

Reduced headroom
4 ft²
0.4 m²

(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.

GIRAFFE360

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