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**Regal
Park**
Property Co.



Church Street, St Martins, Stamford, PE9 2JX
£1,150 Per month

WALKING DISTANCE TO TOWN CENTRE* *CLOSE TO TRAIN STATION* *EASY ACCESS TO A1

Regal Park are pleased to offer this well presented 2 Bedroom 3 Storey Terrace House in the popular location of Stamford. The property is situated within a few minutes walk to the town centre and train station as is within easy access to A1. The property comprises; Entrance Hall with Utility room and door to Garage. The first floor has 2 Bedrooms and a Four Piece Bathroom. The top floor has the Open Plan Living Area with Kitchen and Lounge. There is a Integral Single Garage at the front of the property.
Viewings Highly Recommended.

EPC: D
Council Tax Band: C

Entrance Hall

Solid wood flooring, radiator, telephone point, under-stairs storage cupboard, open fire, storage cupboard, UPVC obscure double glazed window, double radiator, double door to Utility area with plumbing for washing machine, worktop space over, butler sink, door to integral Garage with power and light connected, electric remote controlled door.

First Floor and Landing

Fitted carpet, smoke detector, cupboard housing wall mounted boiler, CO2 alarm, door to:

Bedroom 1

12'0" x 8'5"

UPVC double glazed window, radiator, fitted carpet, TV point.

Bedroom 2

9'3" x 7'10"

UPVC double glazed window, radiator, fitted carpet, TV point.

Bathroom

Fitted with a four piece suite comprising; bath with telephone style mixer tap, shower cubicle with rain shower over, pedestal wash hand basin, WC, heated towel rail, UPVC obscure double glazed window, vinyl flooring.

Second Floor and Landing

Fitted carpet, UPVC double glazed window, open plan to living area.

Living Area

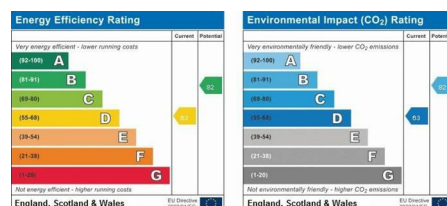
20'1" x 13'10 max

The lounge area has laminate flooring, two skylight windows, two UPVC double glazed windows, double radiator, TV point, smoke detector.

The kitchen area is fitted with a matching range of base, drawer and eye level units with worktop space over, sink unit with mixer tap, space for fridge and freezer, double oven with five ring gas hob, extractor hood over, plumbing for slimline dishwasher, wine cooler.

Outside

There is a single integral garage with power and light connected, electric remote controlled up and over door.



Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.

