

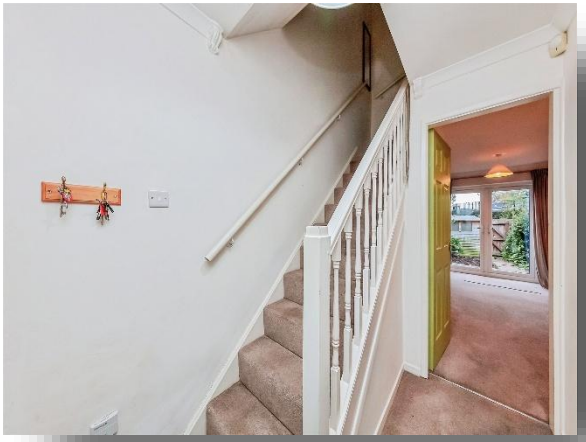
Mallard Court
Stamford PE9 2ZE

KNIGHT PARTNERSHIP

Welcome to

Mallard Court

Ideally situated within close proximity to the town centre, train station and the popular Stamford Meadows, this well-positioned two-bedroom mid-terrace property would make an ideal first-time purchase, investment opportunity or home for those looking to enjoy convenient town centre living.



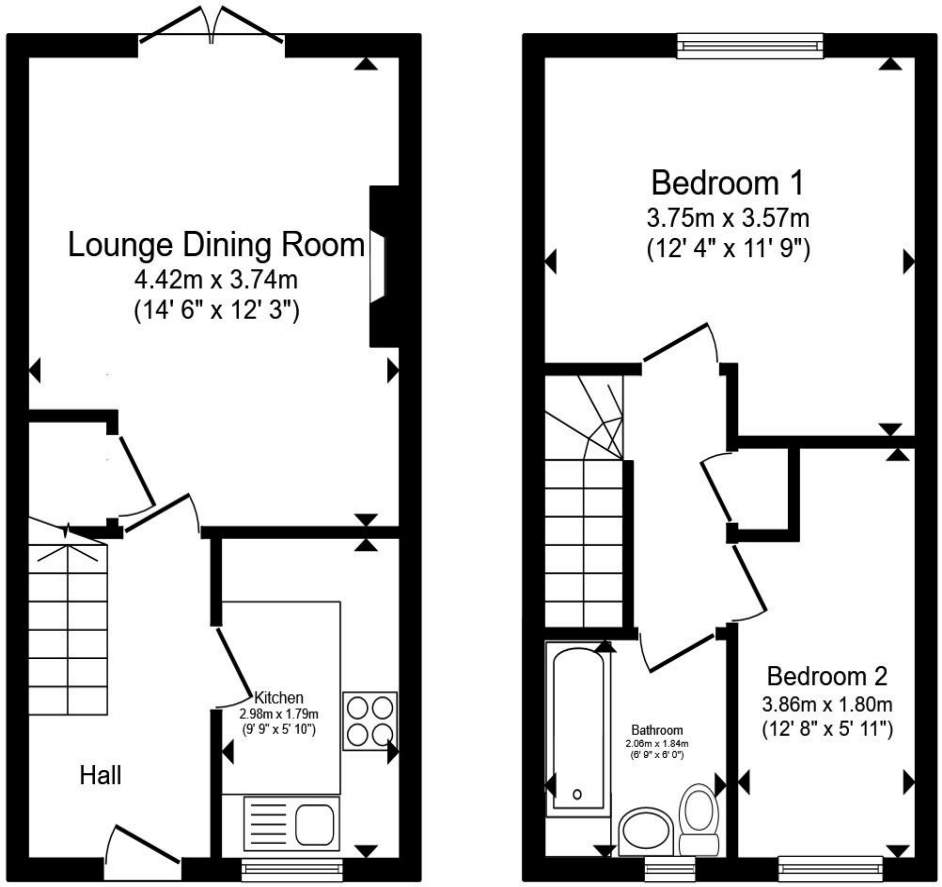












Ground Floor **First Floor**

Total floor area 56.5 sq.m. (608 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Entrance Hall

Kitchen
9' 9" x 5' 10" (2.97m x 1.78m)

Lounge Dining Room
14' 6" x 12' 3" (4.42m x 3.73m)

Bedroom One
12' 4" x 11' 9" (3.76m x 3.58m)

Bedroom Two
12' 8" x 5' 11" (3.86m x 1.80m)

Bathroom
6' 9" x 6' (2.06m x 1.83m)

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Mallard Court

- Situated close to the town centre & train station
- Two-bedroom mid-terrace home
- Lounge dining room
- Two parking spaces to the rear
- Low maintenance garden
- Offered for sale with no onward chain

Tenure: Freehold EPC Rating: D
Council Tax Band: D

The accommodation briefly comprises a welcoming lounge dining room featuring an electric fireplace, useful understairs storage cupboard and French doors providing access to the rear garden. The kitchen offers a range of storage and worktop space, with room for appliances.

To the first floor are two bedrooms and a bathroom.

Externally, the property benefits from a low-maintenance rear garden with gated access leading to two parking spaces to the rear, a particularly appealing feature.

Conveniently located for local amenities, transport links and green open spaces, this property offers practical and well-located accommodation.

Offered to the market with NO ONWARD CHAIN, early viewing is highly recommended.

£270,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

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