



4 Cheshire Close, Stamford, PE9 1PP

 **NEWTON FALLOWELL**



## Key Features

- 50% Shared Ownership
- Two Bedroom End of Terrace
- Two Double Bedrooms
- Spacious Living Room
- Modern Kitchen Breakfast Room
- Downstairs Cloakroom
- Three Piece Bathroom
- Enclosed Rear Garden
- EPC Rating - Pending
- Leasehold

£135,000





**50% Shared Ownership end-of-terrace home**, ideally situated at the end of a quiet cul-de-sac in a highly sought-after area of Stamford, within walking distance of the town centre. This well-presented property offers a spacious living room, modern kitchen/breakfast room, two well-proportioned double bedrooms, a three-piece family bathroom, separate downstairs cloakroom, enclosed rear garden, and driveway parking for one vehicle.

The accommodation is arranged over two floors. The entrance hall provides access to the living room and staircase leading to the first floor. The generous living room is filled with natural light and offers ample living space, along with a useful under-stair's storage cupboard. From here, access leads into the well-equipped kitchen/breakfast room, fitted with a range of base and eye-level units. Completing the ground floor is a rear hallway with additional storage and access to the downstairs cloakroom.

To the first floor, the landing leads to two well-balanced double bedrooms, both benefiting from recesses suitable for wardrobes, along with the partly tiled three-piece family bathroom.



Externally, the property offers a driveway providing off-road parking for one vehicle, with a low-maintenance frontage and footpath leading to the front door. Gated side access leads to the enclosed and private rear garden, featuring a generous patio seating area and laid lawn.



Entrance Hall 1.77m x 1.55m (5'10" x 5'1")

Living Room 4.67m x 3.38m (15'4" x 11'1")

Kitchen Breakfast Room 3.66m x 3.38m (12'0" x 11'1")

Rear Hall 2.03m x 1.05m (6'8" x 3'5")

Cloakroom 2.21m x 0.9m (7'4" x 3'0")



Landing 2.77m x 2.05m (9'1" x 6'8")

Bedroom One 4.4m x 3.02m (14'5" x 9'11")

Bedroom Two 4.4m x 3.19m (14'5" x 10'6")

Bathroom 2.04m x 2.01m (6'8" x 6'7")



#### Agent Note

Shared ownership property - 50%

Leasehold -

Lease Start Date - 02/04/2009

Lease End Date - 03/04/2108

Lease Term - 99 years from 3 April 2009

Lease Term Remaining - 82 years

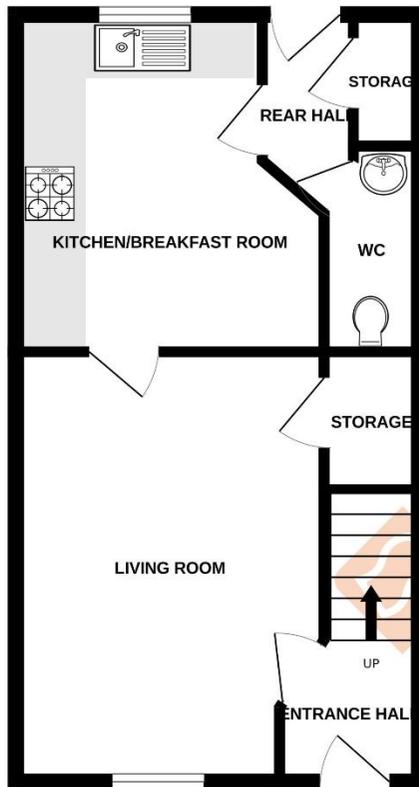
Rent and service charge combined is Approx.

£345.09pm

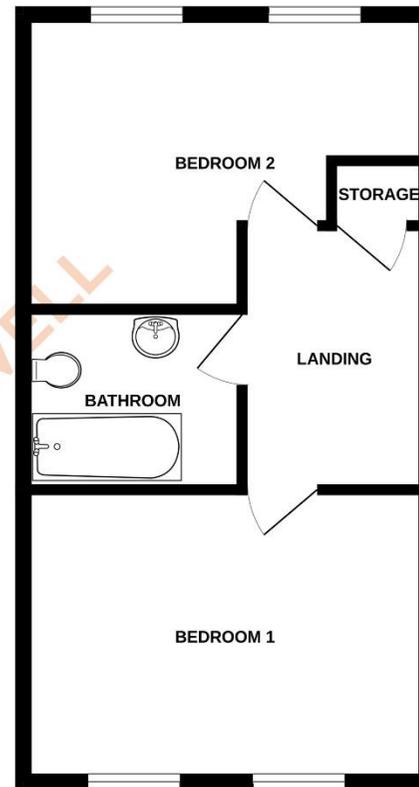




GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.