

Rosedale

2 WINTERTON CLOSE, STAMFORD, PE9 1FE



£190,000 OFFERS OVER

- BEAUTIFULLY PRESENTED COACHHOUSE
- SITUATED IN THE POPULAR MARKET TOWN OF STAMFORD
- SPACIOUS OPEN PLAN KITCHEN / DINING / LIVING AREA
- DUAL ASPECT WINDOWS PROVIDING NATURAL LIGHT
- GENEROUS DOUBLE BEDROOM WITH WALK-IN WARDROBE
- THREE PIECE BATHROOM SUITE
- AMPLE STORAGE OPTIONS
- GARAGE & DRIVEWAY PROVIDING OFF ROAD PARKING
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- EPC ENERGY RATING C // COUNCIL TAX BAND A



PROPERTY HIGHLIGHTS

This beautifully presented one bedroom coach house is situated in the popular market town of Stamford, offering stylish and spacious accommodation throughout. Briefly comprising a private entrance hall with stairs leading to the first floor landing, a light and airy open plan kitchen, dining and living area with dual-aspect windows, a generous double bedroom benefiting from a walk-in wardrobe, and a bathroom. The landing further benefits from two useful storage cupboards.

Externally, the property benefits from a garage, driveway providing off road parking and a useful external understairs storage cupboard. Immaculately presented throughout with tasteful, neutral décor, this property would make an ideal first time purchase or investment opportunity.

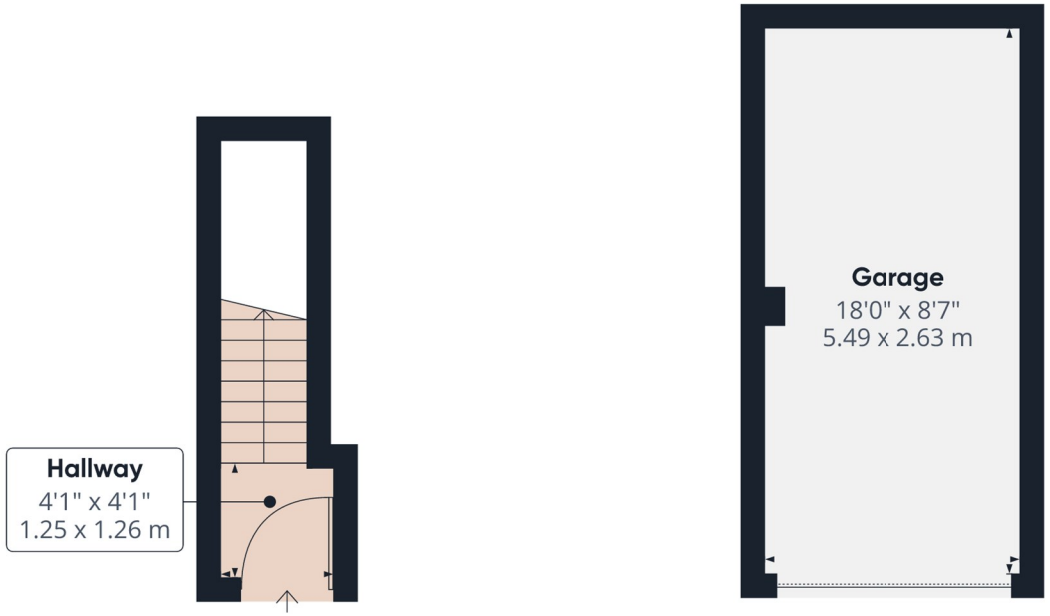
Viewing is highly recommended to appreciate the accommodation on offer.

1 Bedrooms 1 Bathroom 1 Reception

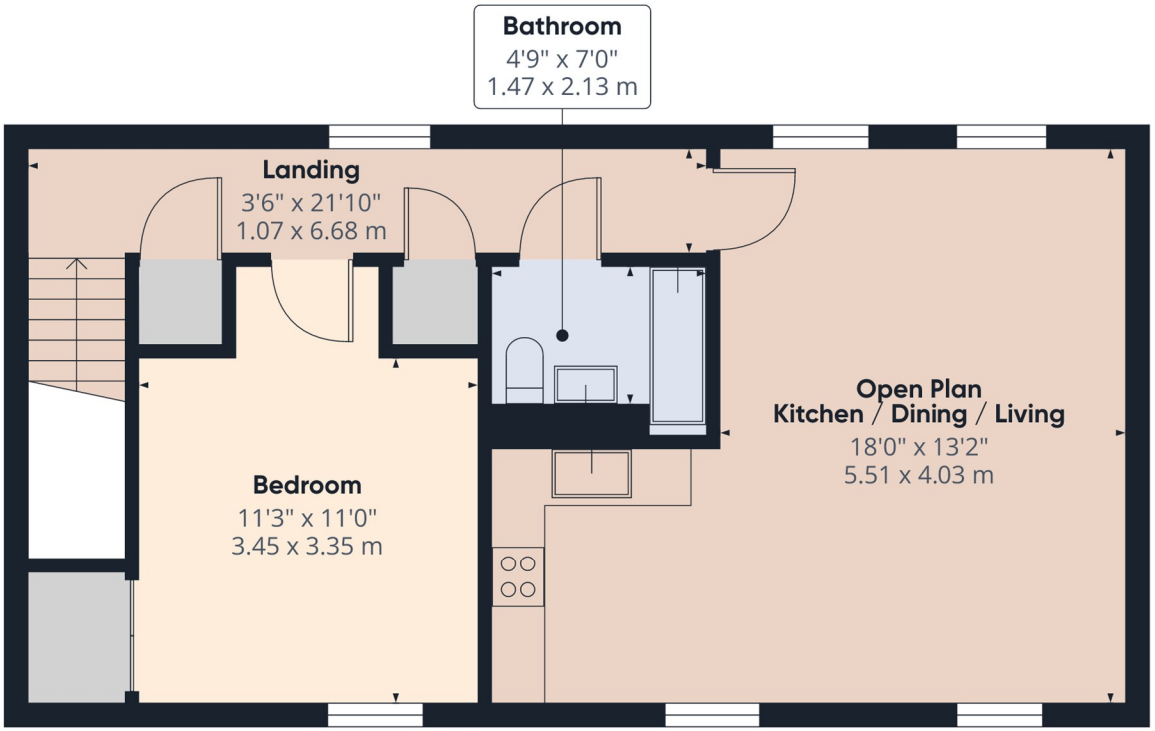








Floor 0



Floor 1



Rosedale

Approximate total area(1)

792 ft²

73.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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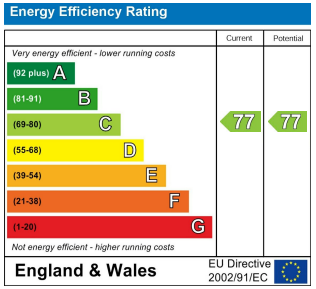


SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30650925

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.

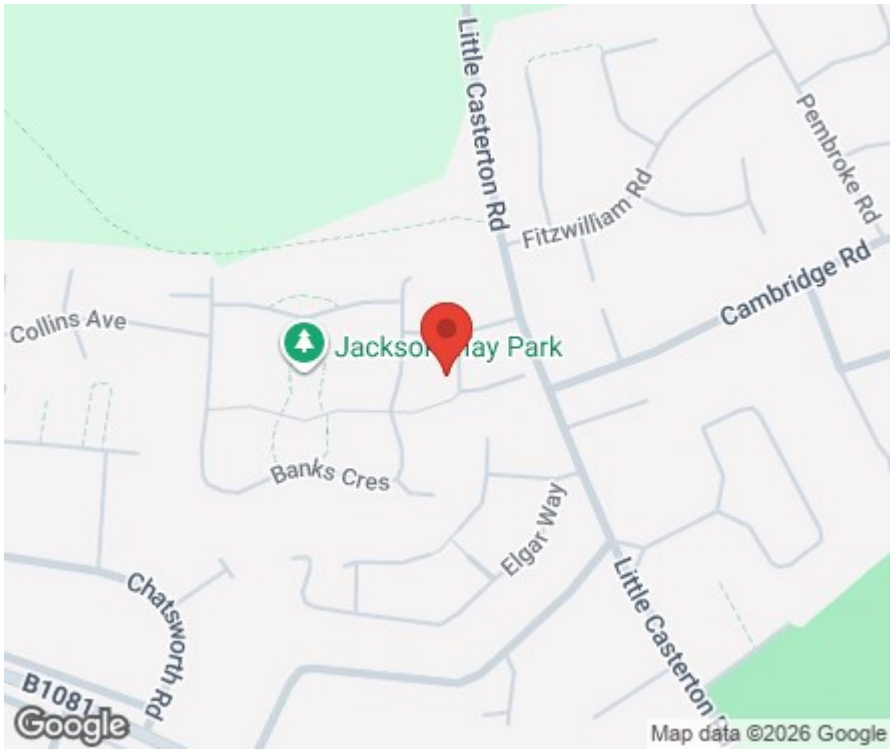
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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.



Rosedale

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