45 East Street, Stamford

£215,000

NEWTON FALLOWELL

45 East Street

Stamford

Ideally located in the centre of Stamford town centre is this two bedroom mid terrace home. The property boasts a spacious living room with storage, kitchen with a wealth of units, two double bedrooms, three piece shower room and a low maintenance garden.

The property is arranged over two floors, entering via the entrance hall with a handy storage cupboard. A doorway from the entrance hall enters the kitchen with base and eye level units. Completing downstairs is the lovely living room with feature fireplace, more storage spaces and a rear hallway which grants access to either the rear garden or to the first floor. To the first floor, the landing connects two well balanced double bedrooms and a three piece shower room with white tiles.

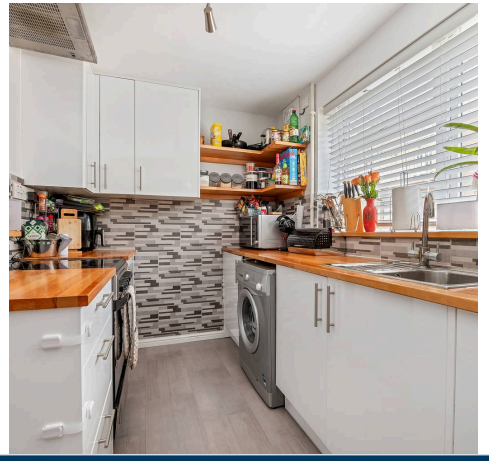
Outside the garden is mainly patio with gravelled areas offering a low maintenance. Only a five minute walk to the town shops this property ideal for a first time buyer or small family.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall
6' 7" x 2' 9" (2.01m x 0.84m)

Living Room
12' 9" x 10' 8" (3.89m x 3.25m)

Rear Hall
3' 5" x 2' 9" (1.04m x 0.84m)

Kitchen
10' 5" x 6' 8" (3.18m x 2.03m)

Landing
6' 4" x 2' 9" (1.93m x 0.84m)

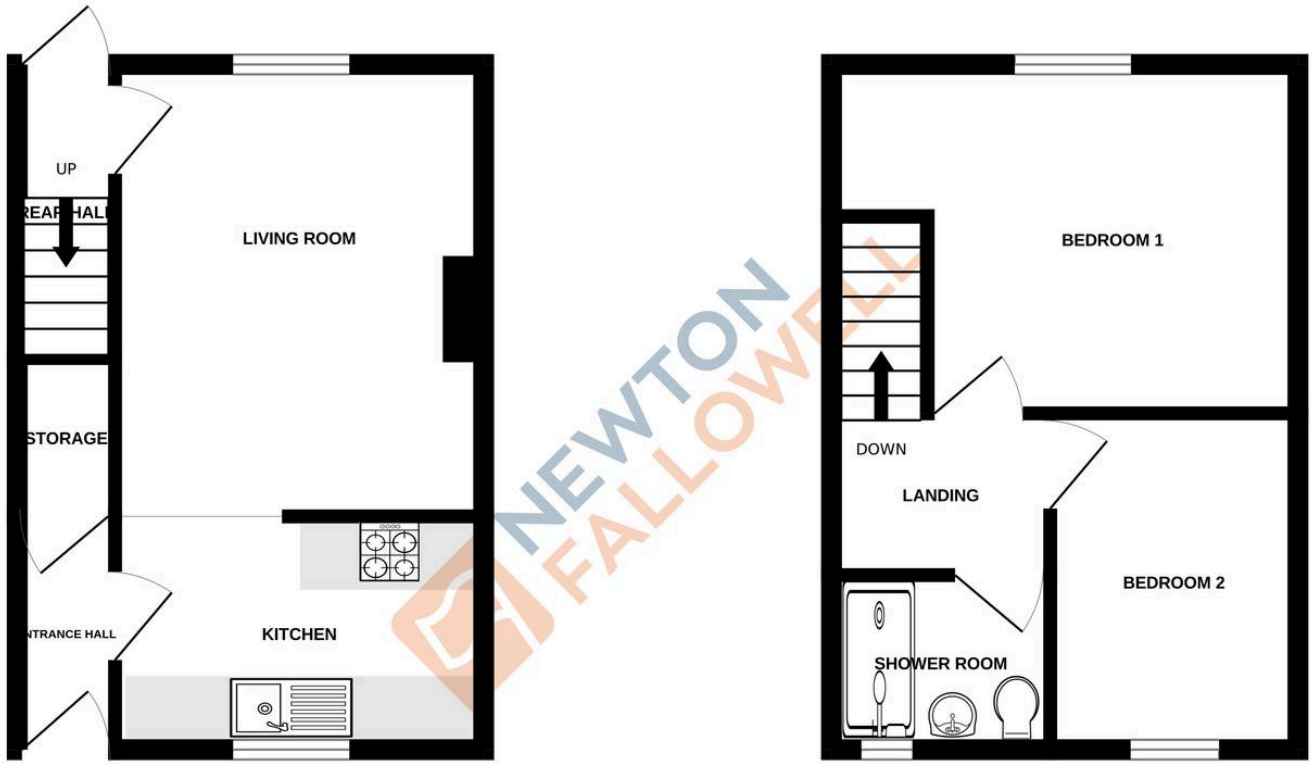
Bedroom One
10' 8" x 10' 2" (3.25m x 3.10m)

Bedroom Two
9' 6" x 7' 5" (2.90m x 2.26m)

Bathroom
6' 2" x 4' 11" (1.88m x 1.50m)

GROUND FLOOR
253 sq.ft. (23.5 sq.m.) approx.

1ST FLOOR
256 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 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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