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Coppice Road

Stamford, PE9 4HY

Situated within the popular village of Ryhall, just a short distance from Stamford, 23 Coppice Road is a three bedroom semi-detached home offering well-proportioned accommodation extending to approximately 853 sq ft, together with useful additional storage and workshop space.

£215,000

Coppice Road

Stamford, PE9 4HY

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- Three-bedroom semi-detached home
- Good sized kitchen/dining room
- Established garden
- Excellent opportunity to modernise and add value
- Three well-proportioned first-floor bedrooms
- Popular village location just a short drive from Stamford
- Spacious living room
- Brick-built outbuilding with WC and additional storage
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall
5'10" x 2'11" (1.78m x 0.89m)

Living Room
16'4" x 10'11" (4.98m x 3.33m)

Kitchen Diner
19'10" x 8'4" (6.05m x 2.54m)

Rear Lobby
7'2" x 4'4" (2.18m x 1.32m)

WC
2'7" x 5'6" (0.79m x 1.68m)

Storage
2'11" x 5'1" (0.89m x 1.55m)

Storage/Workshop
9'0" x 5'10" (2.74m x 1.78m)

Landing
9'0" x 2'11" (2.74m x 0.89m)

Bedroom 1
12'2" x 11'0" (3.71m x 3.35m)

Bedroom 2
12'4" x 8'4" (3.76m x 2.54m)

Bedroom 3
4'2" extending to 7'2" max x 10'8" (1.27m extending to 2.18m max x 3.25m)

Family Bathroom
7'2" x 5'6" (2.18m x 1.68m)

Garden

Courtyard Garden



Directions

Please use the following postcode for Sat Nav guidance - PE9 4HY









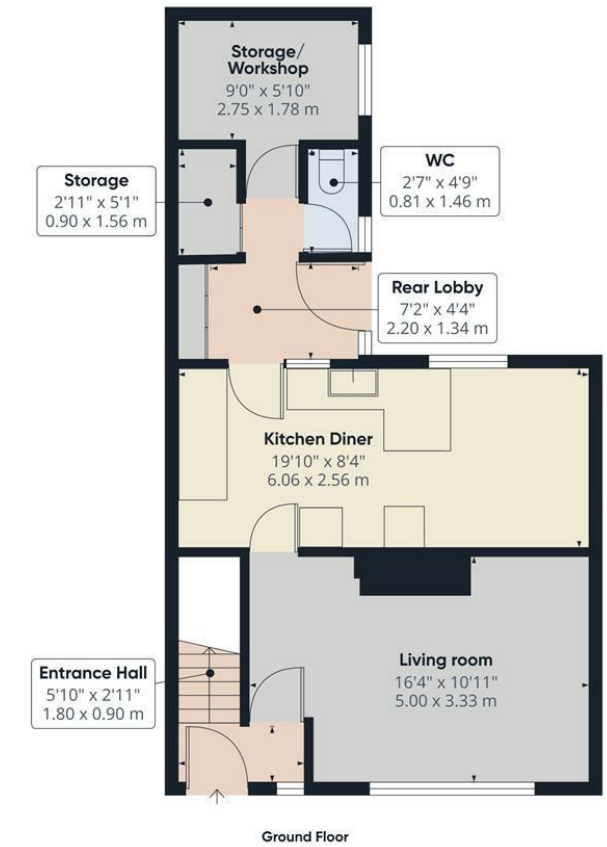




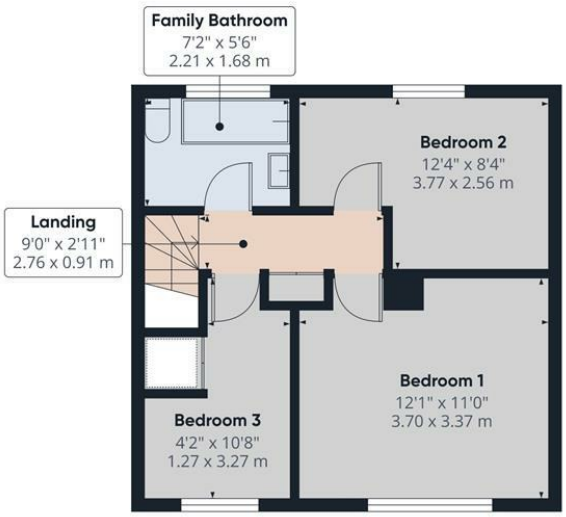




Floor Plan



Ground Floor



Floor 1

Approximate total area(1)

853 ft²

79.3 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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