



12 New Street, Stamford  
£170,000

## 12 New Street

Stamford

**\*\*No Chain\*\* \*\*Great Scope and Potential\*\*** Ideally situated just a short walk from Stamford town centre, this charming two-bedroom end-terrace home offers excellent scope and potential, making it an ideal first-time purchase or investment opportunity.

Upon entering the property, the entrance hall provides access to the ground floor accommodation and stairs rising to the first floor. To the front of the property is a separate living room, while a spacious dining room to the rear creates an excellent space for entertaining and flows through to the kitchen. Completing the ground floor is a family bathroom located at the rear of the property. The first floor comprises two generous double bedrooms, along with a third room currently used for storage. This versatile space offers excellent potential to be converted into an upstairs bathroom, dressing room, or en-suite, subject to any necessary consents.

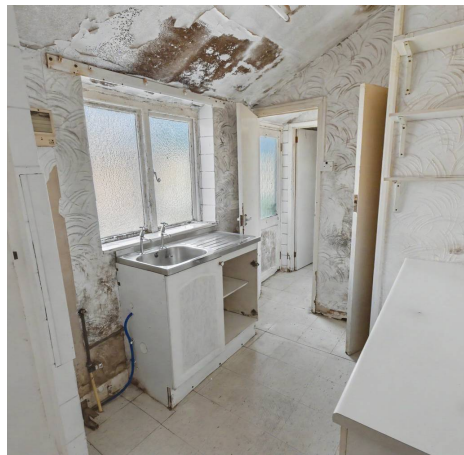
Externally, the property benefits from a low-maintenance front garden, with potential to create off-road parking (subject to planning permission). To the rear is an enclosed, low-maintenance garden leading to a detached garage, providing useful storage or parking options.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:





#### Lounge

11' 5" x 11' 4" (3.48m x 3.46m)

#### Kitchen

10' 8" x 7' 1" (3.25m x 2.17m)

#### Dining room

14' 10" x 11' 9" (4.53m x 3.57m)

#### Bathroom

8' 1" x 6' 9" (2.47m x 2.06m)

#### Landing

#### Bedroom 1

15' 3" x 9' 7" (4.66m x 2.93m)

#### Bedroom 2

9' 7" x 9' 5" (2.92m x 2.87m)

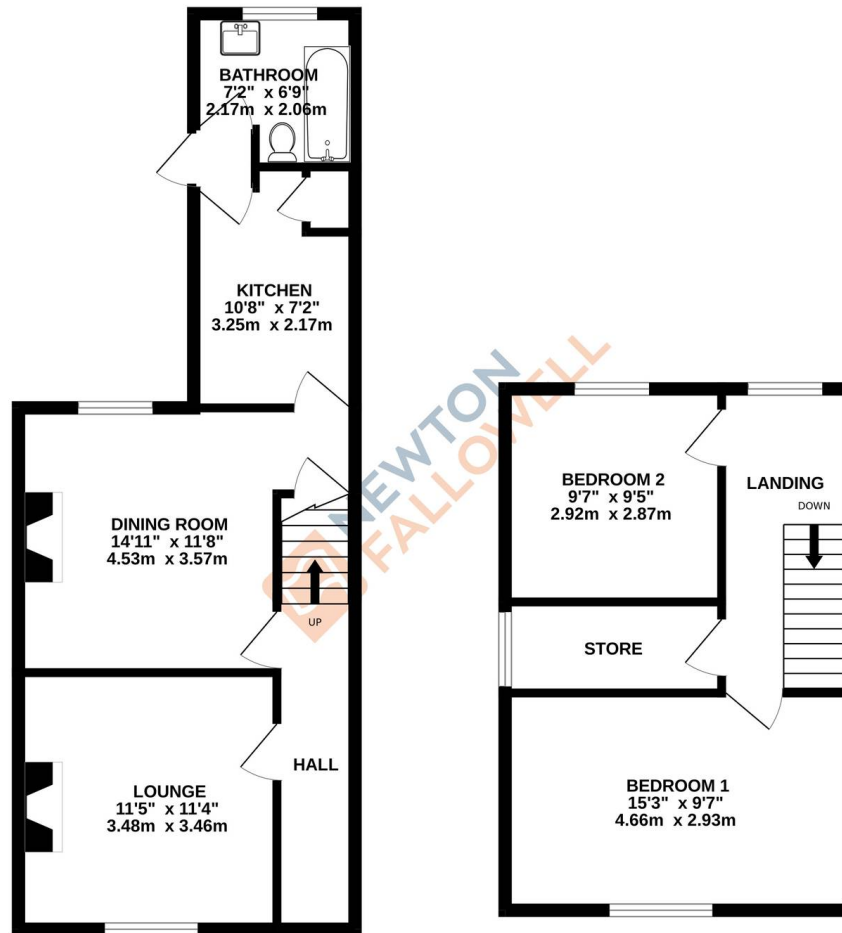
#### Agent Note

Please note: The property shows signs of suspected structural movement/subsidence. Due to this, the vendor will only consider offers from proceedable cash buyers.



GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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## Newton Fallowell - Stamford

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