



17 Cornstall Buildings, Stamford, PE9 2HW

 **NEWTON FALLOWELL**



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## Key Features

- Prime location in centre of Stamford
- Spacious living room
- Large kitchen diner
- Three piece bathroom
- Two well balanced bedrooms
- Enclosed rear garden
- Permit parking
- EPC Rating C
- Freehold

£230,000





Two-bedroom end-of-terrace home, ideally situated in a prime central Stamford location, offered to the market with no onward chain. The property benefits from a spacious living room, a large kitchen/diner, a three-piece bathroom, two well-proportioned bedrooms both with built-in wardrobes, an enclosed rear garden, and permit parking.

The accommodation is arranged over two floors. The property is entered via the living room, which is flooded with natural light and opens into the kitchen/diner. The kitchen/diner offers an array of base and eye-level units and provides ample space for a dining table. Completing the ground floor is the partly tiled three-piece bathroom. To the first floor are two well-balanced double bedrooms, both benefiting from built-in wardrobes.

Externally, the rear garden is fully enclosed and designed for low maintenance, featuring a patio seating area and artificial lawn. The property is eligible for resident permit parking within Stamford.







Living room 4.95m x 3.27m (16'2" x 10'8")

Kitchen 4.95m x 2.13m (16'2" x 7'0")

Bathroom 3.16m x 1.72m (10'5" x 5'7")

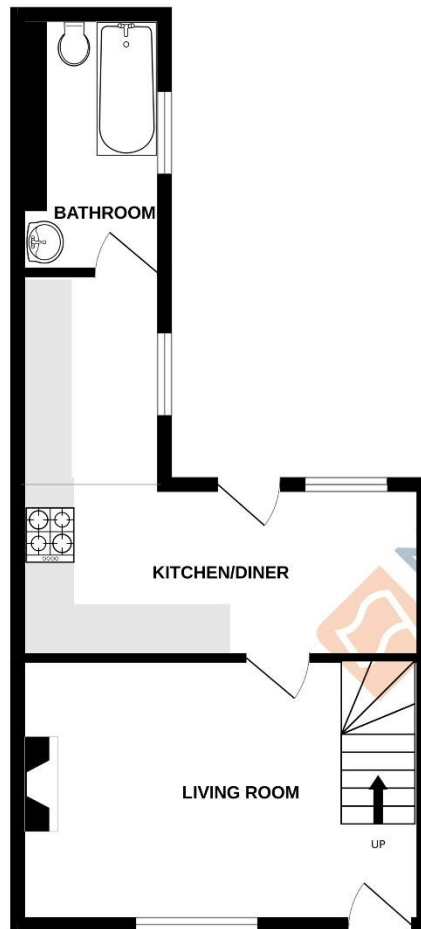
Landing 2.36m x 0.81m (7'8" x 2'8")

Bedroom Two 4.49m x 2.06m (14'8" x 6'10")

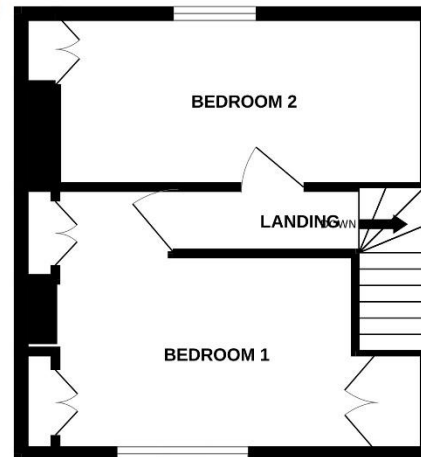
Bedroom One 4.47m x 3.3m (14'8" x 10'10")



GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

#### 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.