



Mallard Court Stamford, PE9 2ZE

A modern two-bedroom end-terraced property situated in a convenient location, just a short walk from Stamford Railway Station, the Town Meadows and the town centre.

The property is well presented throughout and benefits from a refitted kitchen and shower room, as well as replacement windows and doors.

NO CHAIN

£295,000

Mallard Court

Stamford, PE9 2ZE



- Modern two-bedroom end-terraced property
- Convenient location close to Stamford Railway Station
- Within walking distance of the Town Centre and Town Meadows
- Well presented throughout
- Refitted kitchen and modern shower room
- Replacement windows and doors
- Allocated parking for 1 vehicle & Enclosed low-maintenance rear garden
- NO CHAIN
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Living Room

13'4" x 12'11" (4.06m x 3.94m)

Kitchen Diner

13'7" x 9'0" (4.14m x 2.74m)

Landing

6'0" x 5'0" (1.83m x 1.52m)

Bedroom 1

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

Bedroom 2

7'4" x 9'6" (2.24m x 2.90m)

Bathroom

6'0" x 6'0" (1.83m x 1.83m)

Rear Garden

Allocated Parking Space x 1



Directions

Please use the following postcode for Sat Nav guidance - PE9 2ZE



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

REFERRAL FEES: Goodwin Residential 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 £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

