



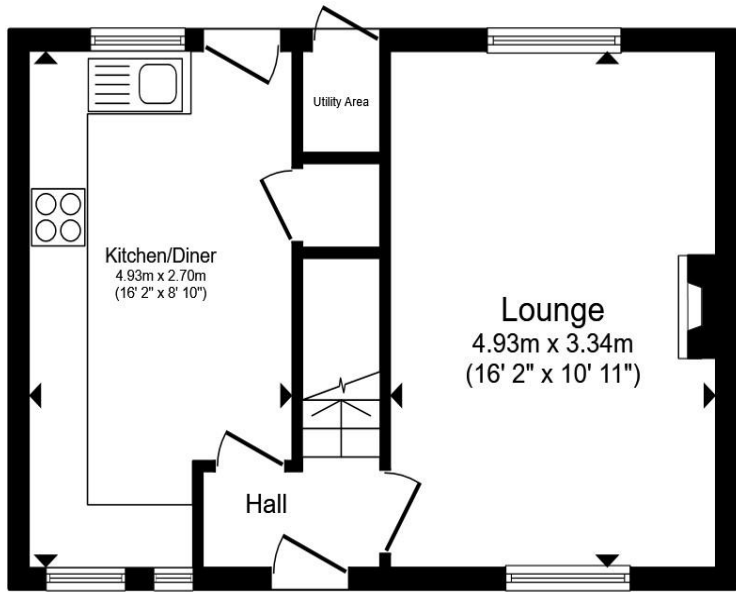
**York Road
Stamford PE9 1LL**



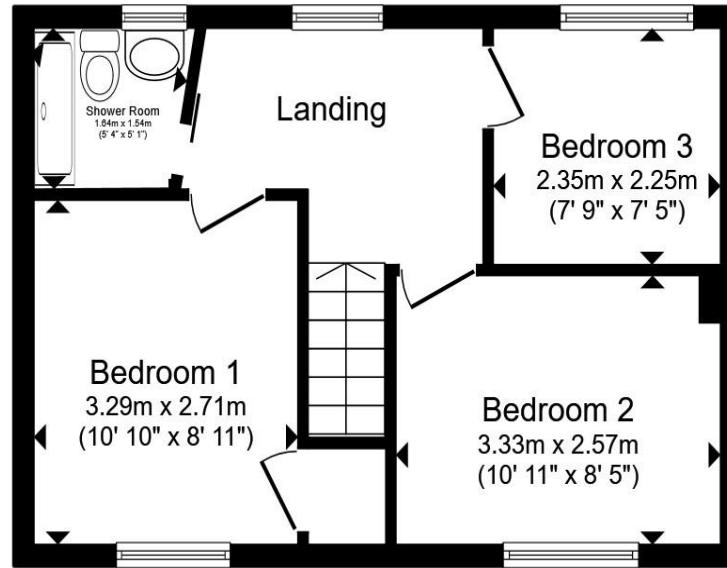
Welcome to
York Road
Stamford

Situated in a cul-de-sac this well-presented three-bedroom home is conveniently positioned for the town centre, and benefits from off road parking.





Ground Floor



First Floor

Entrance Hall

Lounge

16' 2" x 10' 11" (4.93m x 3.33m)

Kitchen Dining Room

16' 2" x 8' 10" (4.93m x 2.69m)

Bedroom One

10' 10" x 8' 11" (3.30m x 2.72m)

Bedroom Two

10' 11" x 8' 5" (3.33m x 2.57m)

Bedroom Three

7' 9" x 7' 5" (2.36m x 2.26m)

Shower Room

5' 4" x 5' 1" (1.63m x 1.55m)

Total floor area 69.4 sq.m. (747 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to York Road Stamford

- Well-presented three-bedroom home
- Easy access to the town centre
- Driveway for off road parking
- Lounge with wood burner
- Kitchen dining room
- Enclosed rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

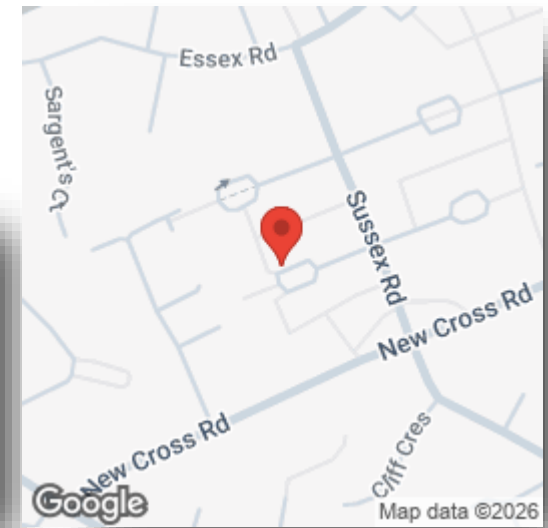
£250,000

The accommodation briefly comprises: - Entrance hall leading to the lounge with a wood burner. The kitchen dining room is fitted with a range of units and built-in oven & hob, with space for a fridge freezer and dishwasher and a door out to the rear garden.

Upstairs there are three-bedrooms, with the main bedroom having built-in storage, and a shower room fitted with a vanity sink unit and large walk-in shower.

Outside the driveway to the front provides off road parking, and the rear garden is fully enclosed and laid to lawn with a large patio seating area and access to an outside store/utility area.

Viewing is recommended!



Please note the marker reflects the
postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 **knightpartnership.com**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



KNIGHT
PARTNERSHIP

Property Ref:

SMD105345 - 0003