



27 York Road, Stamford
£239,950

 **NEWTON FALLOWELL**

27 York Road

Stamford

Newton Fallowell are delighted to offer this three-bedroom terraced property, situated within walking distance of Stamford Town Centre. The current owners have cleverly modernised the home throughout, creating a stylish and practical living space that allows any purchaser to move straight in and enjoy.

On entering the property, an entrance hall provides access to the ground floor reception rooms, with stairs rising to the first-floor landing. A spacious lounge opens through to the recently fitted modern kitchen, complete with appliances and a breakfast bar. To the rear of the property is a further reception room, currently utilised as a dining room, along with a very useful downstairs WC.

The first floor offers two generous double bedrooms, along with a third single bedroom which would make an ideal nursery, dressing room or home office. A recently fitted family bathroom completes the first-floor accommodation.

Externally, the front of the property benefits from gated access to a front garden area. The rear garden is mainly laid to lawn and offers a variety of seating areas, along with a useful garden shed. The property also benefits from communal parking to the front.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

3' 6" x 3' 2" (1.07m x 0.97m)

Lounge

14' 0" x 12' 0" (4.27m x 3.66m)

Kitchen Diner

14' 0" x 8' 11" (4.27m x 2.72m)

Conservatory

12' 1" x 9' 6" (3.68m x 2.90m)

Bedroom One

11' 3" x 9' 0" (3.43m x 2.74m)

Bedroom Two

8' 11" x 7' 10" (2.72m x 2.39m)

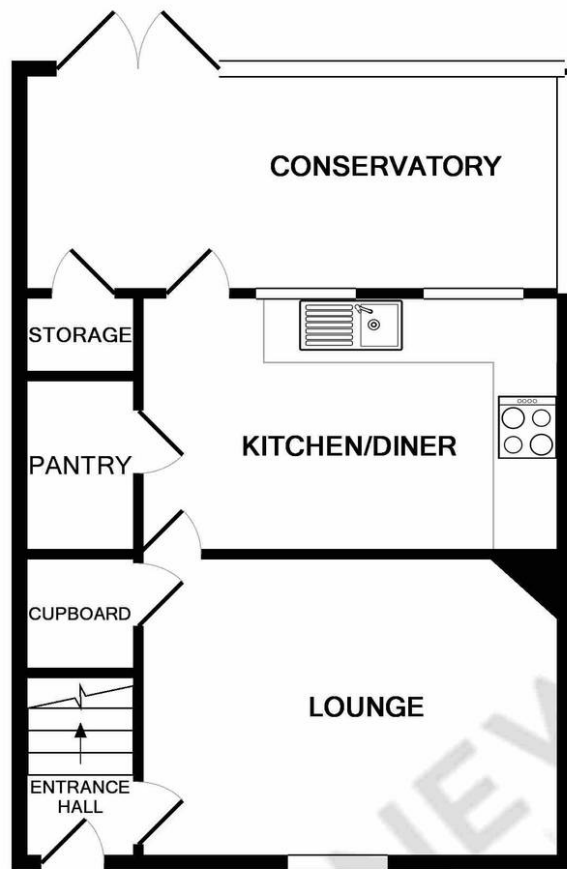
Bedroom Three

8' 11" x 8' 10" (2.72m x 2.69m)

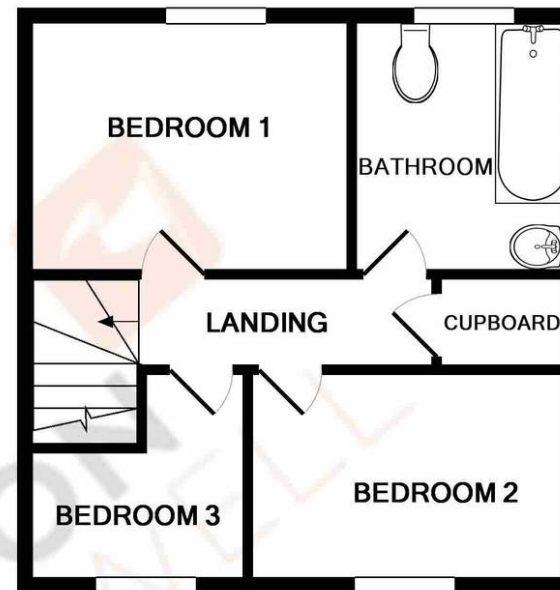
Bathroom

9' 0" x 5' 9" (2.74m x 1.75m)





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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