



46 Perth Road, Stamford
£265,000

 **NEWTON FALLOWELL**

46 Perth Road

Stamford, Stamford

NO ONWARD CHAIN * *Offering Excellent Scope & Potential Situated in a highly desirable area of Stamford, this three-bedroom semi-detached home occupies a generous west-facing plot, presenting an exciting opportunity for further development and long-term scope.

The property benefits from off-road parking, a single garage, and well-proportioned accommodation throughout, including two double bedrooms and a third single bedroom. Early viewing is highly recommended to fully appreciate the potential on offer.

Upon entering, a welcoming porch provides access to the main reception room and staircase to the first floor. To the front, the separate living room features a large window, allowing for an abundance of natural light. To the rear, a dining area enjoys French patio doors opening onto the garden, creating an ideal space for indoor-outdoor living. The ground floor is completed by a fitted kitchen with direct access to the rear garden.

Upstairs, the first floor comprises two generous double bedrooms, a third single bedroom, and a three-piece family bathroom.

Externally, the property offers off-road parking to the front along with access to the single garage. The rear garden is a standout feature, benefiting from a desirable west-facing aspect. It is predominantly laid to lawn and complemented by a patio seating area

Council Tax band: B

Tenure: Freehold





Lounge/Diner

20' 9" x 12' 2" (6.32m x 3.71m)

Kitchen

10' 7" x 7' 3" (3.23m x 2.21m)

Bedroom One

13' 6" x 9' 0" (4.11m x 2.75m)

Bedroom Two

13' 7" x 8' 2" (4.14m x 2.49m)

Bedroom Three

7' 7" x 6' 7" (2.31m x 2.01m)

Bathroom

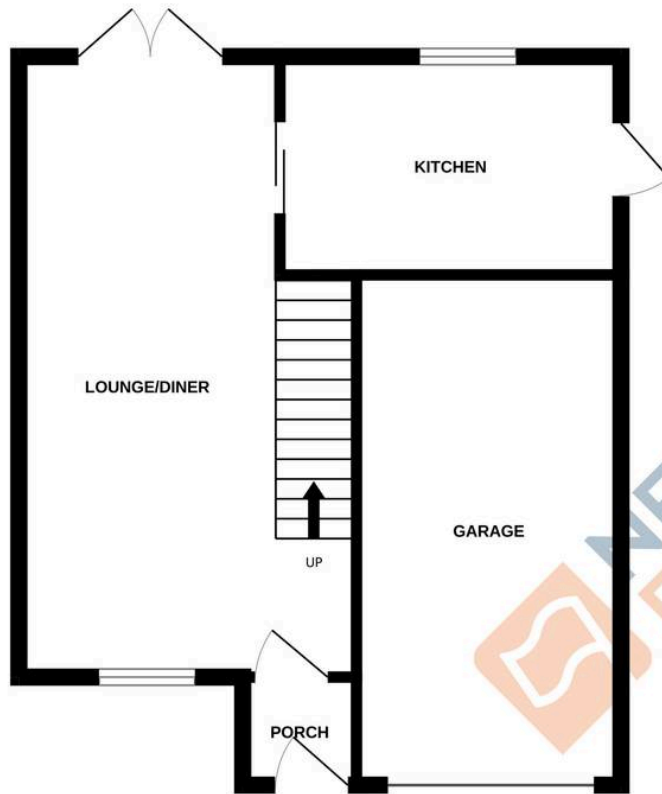
6' 7" x 6' 1" (2.01m x 1.85m)

Garage

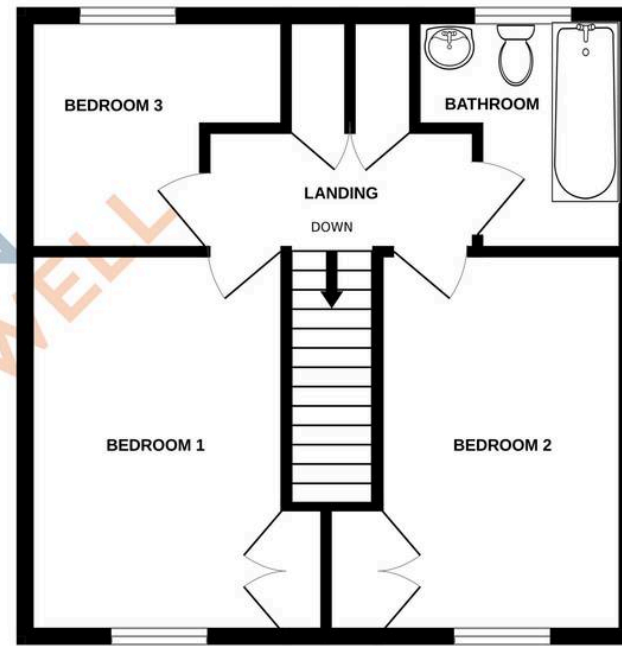
8' 10" x 17' 3" (2.68m x 5.26m)



GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 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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