



19 Trinity Road, Stamford, PE9 1BP

 **NEWTON FALLOWELL**



Key Features

- Three bedroom mid terrace home
- Two spacious reception rooms
- Kitchen with an array of units
- Downstairs cloakroom
- Conservatory
- Three piece bathroom
- Enclosed rear garden
- Block paved to the front offering potential for off road parking
- EPC Rating D
- Freehold

£240,000





****NO ONWARD CHAIN**** A Great opportunity to purchase a three bedroom mid terrace within walking distance to Stamford's town centre, close to local amenities and boasts an extended porch, large conservatory, two receptions, kitchen with an array of units and a low maintenance rear garden.

The property is arranged over two floors, initially greeted via an extended porch which opens into the entrance hall with downstairs cloakroom, handy storage cupboard and stairs leading to the first floor. To one side is the light lounge with a feature fireplace and laminate flooring, a door way from the lounge leads into another reception room currently being used as an office but offers possibilities to be made into one long lounge or a kitchen diner. Completing downstairs is the kitchen with a wealth of units, integrated appliances, pantry and a large conservatory benefiting from tiled flooring and a handy storage cupboard. To the first floor, the landing connects two well balanced double bedrooms, a large single bedroom and a three piece bathroom mostly tiled. All the bedrooms benefit from built in wardrobes.



Outside the property, there is a low maintenance frontage being laid to block paving whilst to the rear of the property, you'll find a little sun trap, being fully enclosed and private, minimal maintenance with planted borders.



Porch 2.01m x 1.88m (6'7" x 6'2")

Entrance Hall 4.32m x 1.88m (14'2" x 6'2")

Cloakroom 1.7m x 0.74m (5'7" x 2'5")

Living Room 4.32m x 3.51m (14'2" x 11'6")

Dining Room 3.3m x 2.97m (10'10" x 9'8")



Kitchen 3.48m x 2.39m (11'5" x 7'10")

Conservatory 4.29m x 2.18m (14'1" x 7'2")

Outhouse/utility 2.18m x 1.14m (7'2" x 3'8")

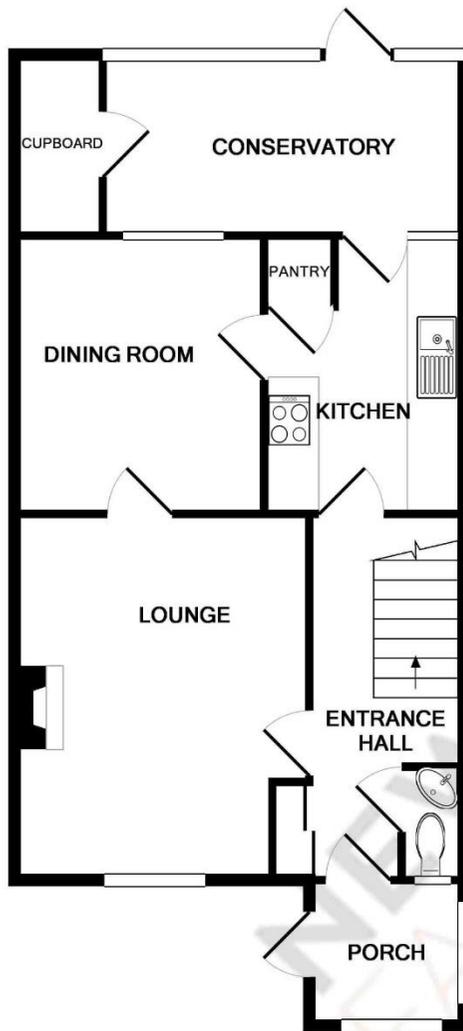
Landing 3.18m x 1.91m (10'5" x 6'4")

Bedroom One 4.29m x 3.12m (14'1" x 10'2")

Bedroom Two 3.48m x 2.84m (11'5" x 9'4")

Bedroom Three 2.72m x 2.51m (8'11" x 8'2")

Bathroom 2.26m x 1.65m (7'5" x 5'5")



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
 Made with Metropix ©2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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 £55 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.