



Byron Way

Stamford, PE9 2GU

**Price Guide £215,000**

Richardson

## Byron Way

Stamford, PE9 2GU

Situated in a popular established development in a small cul-de-sac close to Malcolm Sargent school, with good access to Stamford town centre and the A1 both north and south bound, this modern mid terrace home is offered with NO CHAIN and benefits from UPVC double glazing and gas central heating. The accommodation comprises reception hall, lounge with laminate flooring with understairs recess and built in storage. The kitchen diner overlooks the rear garden with built in oven, hob and extractor, with replacement door to the garden. To the first floor are two bedrooms both with built in wardrobes/cupboards and 3 piece bathroom. Externally is the rear garden with patio and shrubs enclosed by panel fencing. The front is open plan with allocated parking for 2 vehicles.

Entrance hall

Lounge

15'8" x 12'0" max (8'10" min) (4.79m x 3.67m max (2.7m min))

Kitchen diner

12'0" x 8'3" (3.67m x 2.54m )

First floor landing

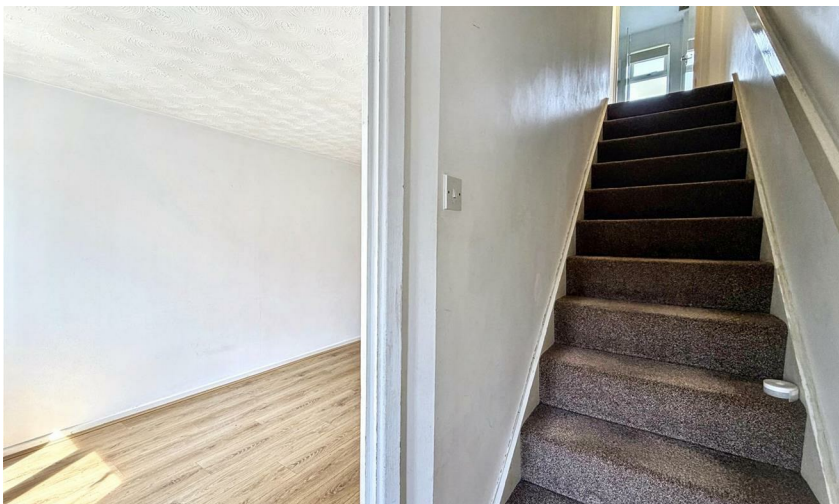
Bedroom

13'5" x 10'0" (4.11m x 3.06m )

Bedroom

10'6" x 6'10" (3.22m x 2.09m)





**Bathroom**  
7'6" x 4'11" (2.3m x 1.5m )

#### External details

Enclosed rear garden with shrub borders and paved patio area. Open plan easy to maintain front garden with path to front door and shallow canopy porch. Allocated parking for 2 vehicles.

#### Services

Mains water, gas, electricity and sewerage are connected. Gas central heating

#### Council Tax

South Kesteven District Council Tax Band B.

#### Tenure

Freehold

#### Communications

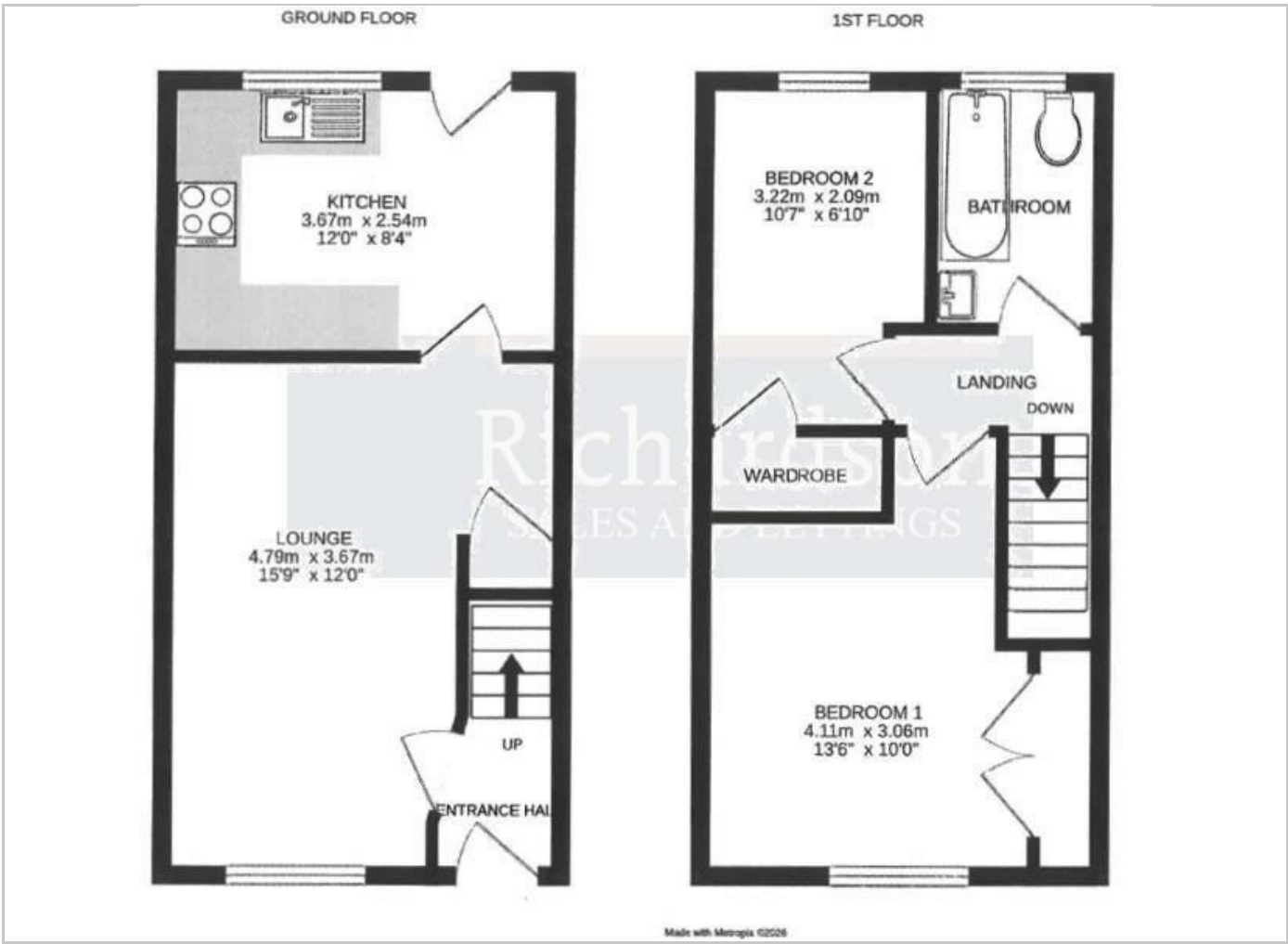
According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

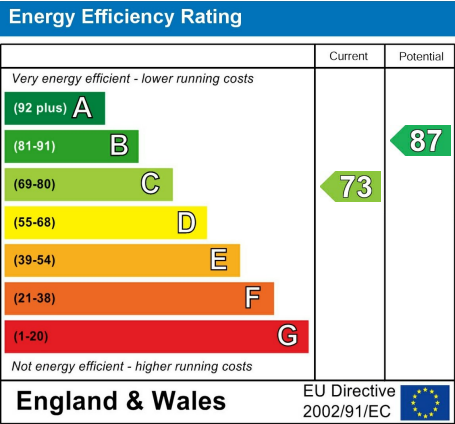
#### Viewing

All viewings are strictly by appointment through Richardson post@richardsonsurveyors.co.uk





Energy Efficiency Graph



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**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

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