

Arran Road
Stamford PE9 2XP

KNIGHT PARTNERSHIP

Welcome to

Arran Road

Situated in a popular and convenient location, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation. The property benefits from easy access to well-regarded local schooling, a range of amenities and excellent transport links, including the A1.



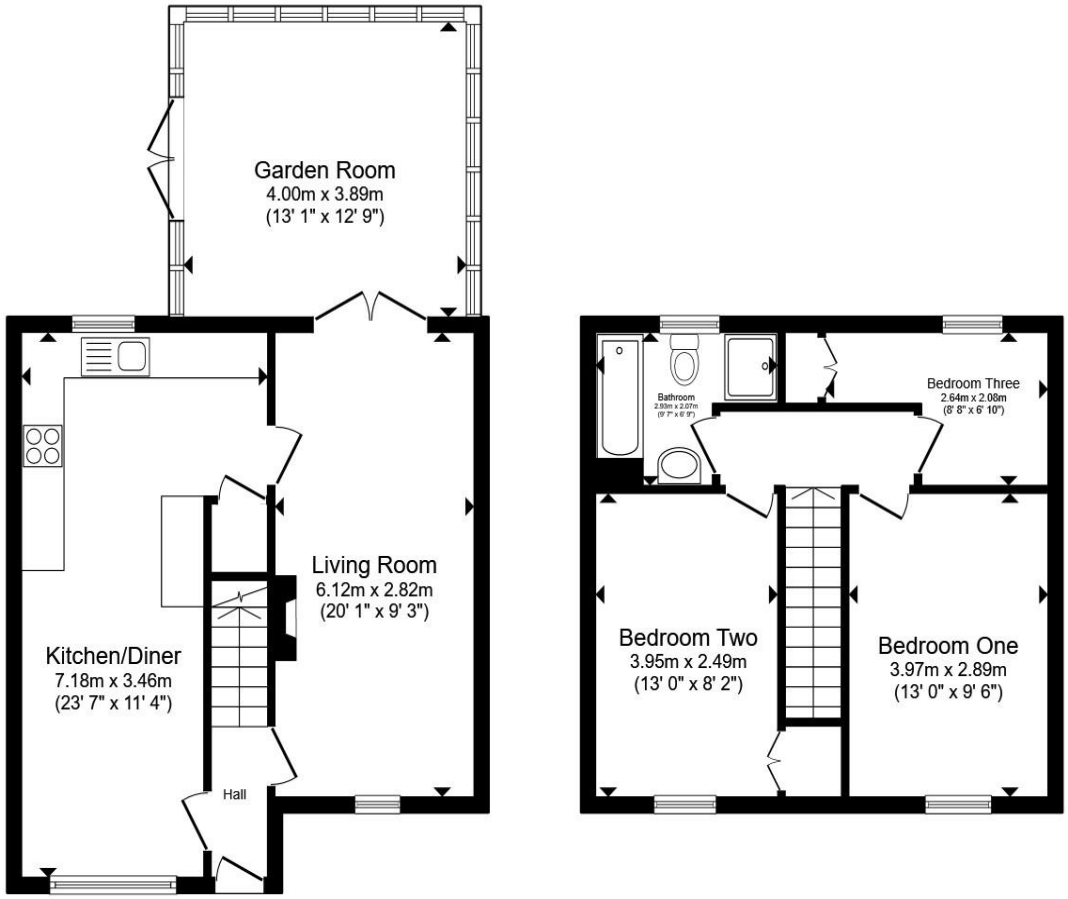












Total floor area 98.4 sq.m. (1,059 sq.ft.) approx

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

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Entrance Hall

Living Room
20' 1" x 9' 3" (6.12m x 2.82m)

Garden Room
13' 1" x 12' 9" (3.99m x 3.89m)

Kitchen Dining Room
23' 7" x 11' 4" (7.19m x 3.45m)

Bedroom One
13' x 9' 6" (3.96m x 2.90m)

Bedroom Two
13' x 8' 2" (3.96m x 2.49m)

Bedroom Three
8' 8" x 6' 10" (2.64m x 2.08m)

Bathroom
9' 7" x 6' 9" (2.92m x 2.06m)

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Arran Road

- Well-presented three-bedroom home
- Popular location with good access to local schooling and amenities
- Kitchen dining room
- Garden room
- Driveway for off-road parking
- Enclosed rear garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

Upon entering, the property offers a welcoming living room featuring a feature fireplace and French doors opening into a delightful garden room, which enjoys direct access to the rear garden, creating a lovely additional space to relax and unwind.

The kitchen dining room is fitted with a range of units and built-in appliances, with ample space for a dining table and a useful under-stairs storage cupboard.

To the first floor are three well-proportioned bedrooms, two of which benefit from built-in wardrobes, alongside a modern family bathroom fitted with a bath and separate shower cubicle.

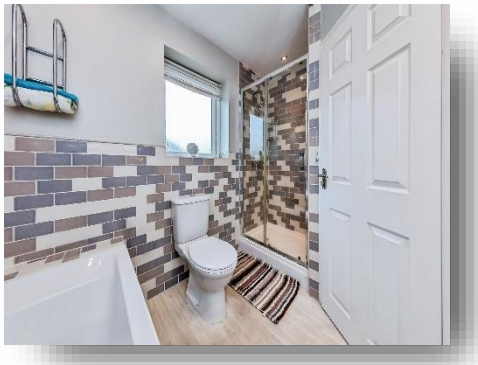
Externally, the property benefits from a driveway to the front providing off-road parking. To the rear is a pleasant, enclosed garden, mainly laid to lawn, complemented by a patio seating area, mature borders and a shed for additional storage.

Offered for sale with NO ONWARD CHAIN, early viewing is highly recommended to fully appreciate the accommodation and location on offer.

£350,000









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.
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The Property Ombudsman

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