



Radcliffe Road, Stamford

 **NEWTON FALLOWELL**

 2  1  2

Key Features

- Two Bedroom Victorian Terrace Home
- No Onward Chain
- Stamford Town Centre Location
- Offering Great Scope and Potential
- South Facing Rear Garden
- Council Tax Band - B
- EPC Rating D
- Freehold

£189,950





No Onward Chain Newton Fallowell are delighted to offer this two-bedroom Victorian terraced property, ideally situated within walking distance of Stamford town centre. The property offers excellent scope and potential and, while requiring some light modernisation, would make an ideal first-time purchase or investment opportunity.

The accommodation comprises a spacious living room featuring a character fireplace, leading through to a separate dining room, with the kitchen located to the rear of the property. A three-piece family bathroom completes the ground floor.

To the first floor are two generous double bedrooms, one benefiting from storage over the stairs.

Externally, the property offers on-street parking to the front. The rear garden is mainly laid to lawn, with a small patio area providing direct access from the rear door.



Lounge 3.72m x 3.64m (12'2" x 11'11")

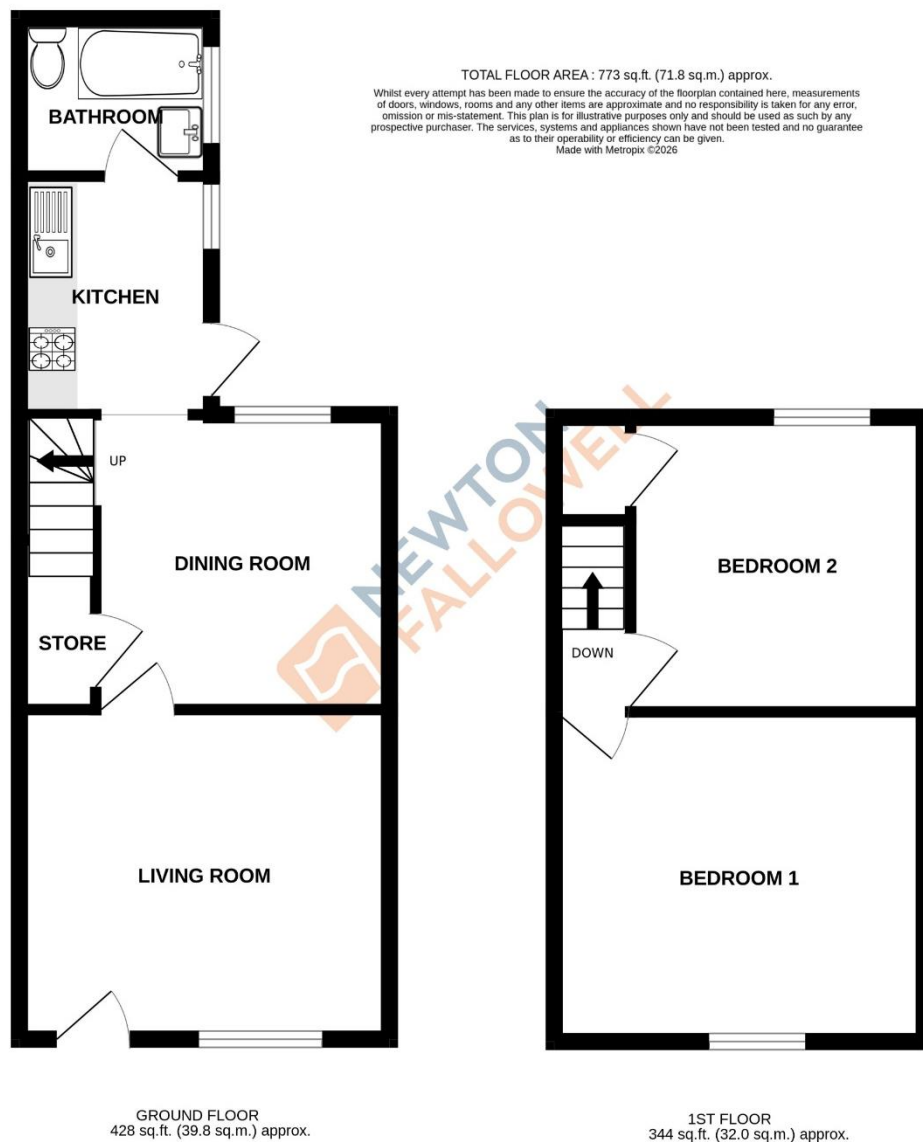
Dining Room 2.93m x 2.86m (9'7" x 9'5")

Kitchen 1.95m x 1.62m (6'5" x 5'4")

Bedroom One 3.74m x 3.34m (12'4" x 11'0")

Bedroom Two 2.92m x 2.92m (9'7" x 9'7")

Bathroom 1.63m x 2.44m (5'4" x 8'0")



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.