



45 East Street, Stamford, PE9 1QD

 **NEWTON FALLOWELL**



## Key Features

- Stamford town centre
- Two bedroom mid terrace
- Kitchen with a wealth of units
- 2 double bedrooms
- Three piece shower room
- Low maintenance rear garden
- Ideal property for a first time buyer
- EPC Rating C
- Freehold

**£215,000**





Ideally located in the centre of Stamford town centre is this two bedroom mid terrace home. The property boasts a spacious living room with storage, kitchen with a wealth of units, two double bedrooms, three piece shower room and a low maintenance garden.

The property is arranged over two floors, entering via the entrance hall with a handy storage cupboard. A doorway from the entrance hall enters the kitchen with base and eye level units. Completing downstairs is the lovely living room with feature fireplace, more storage spaces and a rear hallway which grants access to either the rear garden or to the first floor. To the first floor, the landing connects two well balanced double bedrooms and a three piece shower room with white tiles.

Outside the garden is mainly patio with gravelled areas offering a low maintenance. Only a five minute walk to the town shops this property ideal for a first time buyer or small family.



Entrance hall 0.84m x 2.01m (2'10" x 6'7")

Living room 3.25m x 3.89m (10'8" x 12'10")

Rear hall 0.84m x 1.04m (2'10" x 3'5")

Kitchen 2.03m x 3.18m (6'8" x 10'5")

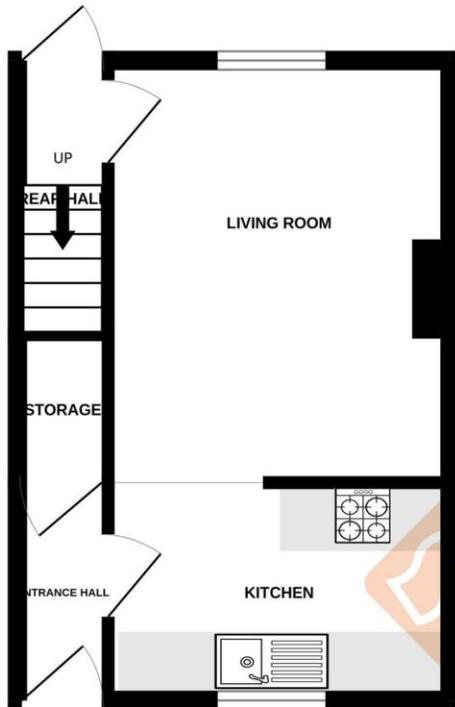
Landing 0.84m x 1.93m (2'10" x 6'4")

Bedroom one 3.10m x 3.25m (10'2" x 10'8")

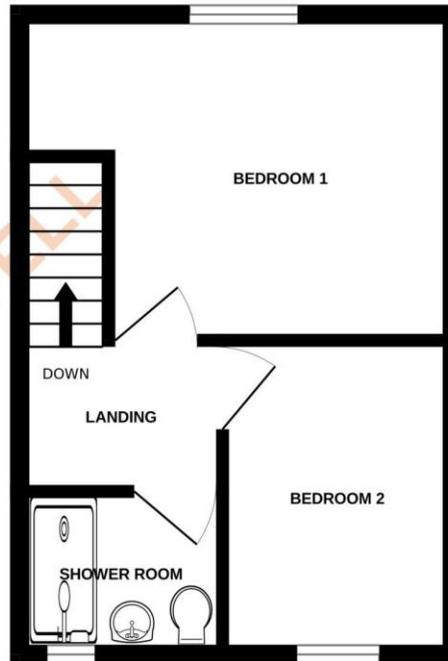
Bedroom two 2.26m x 2.90m (7'5" x 9'6")

Bathroom 1.50m x 1.88m (4'11" x 6'2")

GROUND FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR  
256 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven District Council  
Council Tax Band: A

**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.