



Christ Church Close Stamford, PE9 1HS

A beautifully renovated one-bedroom coach house, situated in a popular residential development close to Stamford town centre. The property has been totally renovated throughout by the current owner and is presented in excellent order, offering a modern and comfortable home ideal for a first-time buyer, professional or investment purchaser.

£195,000

Christ Church Close

Stamford, PE9 1HS



- One bedroom coach house
- Newly fitted kitchen
- Single garage and parking
- Totally renovated throughout
- Spacious Bedroom
- Popular Stamford location close to town centre
- Open plan living room & Kitchen
- Newly fitted shower room
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

3'0" x 3'1" (0.91m x 0.94m)

Landing

12'0" x 3'0" (3.66m x 0.91m)

Living Room

9'1" x 17'7" (2.77m x 5.36m)

Kitchen

9'0" x 7'6" (2.74m x 2.29m)

Bedroom

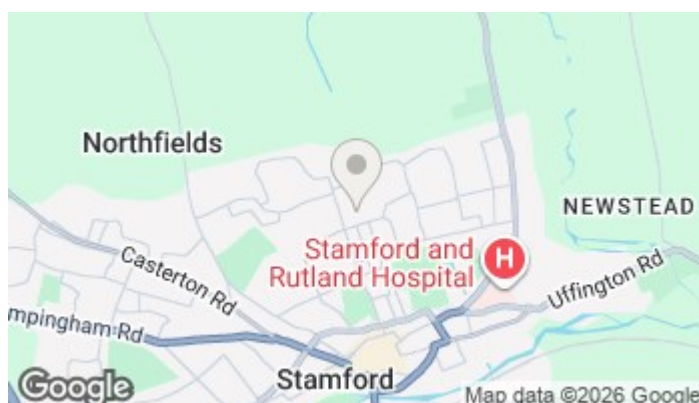
8'0" x 17'7" (2.44m x 5.36m)

Shower Room

6'1" x 5'6" (1.85m x 1.68m)

Single Garage

8'6" x 17'7" (2.59m x 5.36m)



Directions

Please use the following postcode for Sat Nav guidance - PE9 1HS Christ Church Close is situated in a popular residential area of Stamford, within walking distance of the town centre. The property is well placed for access to Stamford's historic centre, with its excellent range of independent shops, cafés, restaurants, bars and everyday amenities. The area also provides convenient access to local schools, recreational facilities and transport links, with Stamford railway station approximately 1 mile away, offering services towards Peterborough and Leicester.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

REFERRAL FEES: Goodwin Residential 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 £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		