



Bridge Street,
Ryhall, PE9 4HH

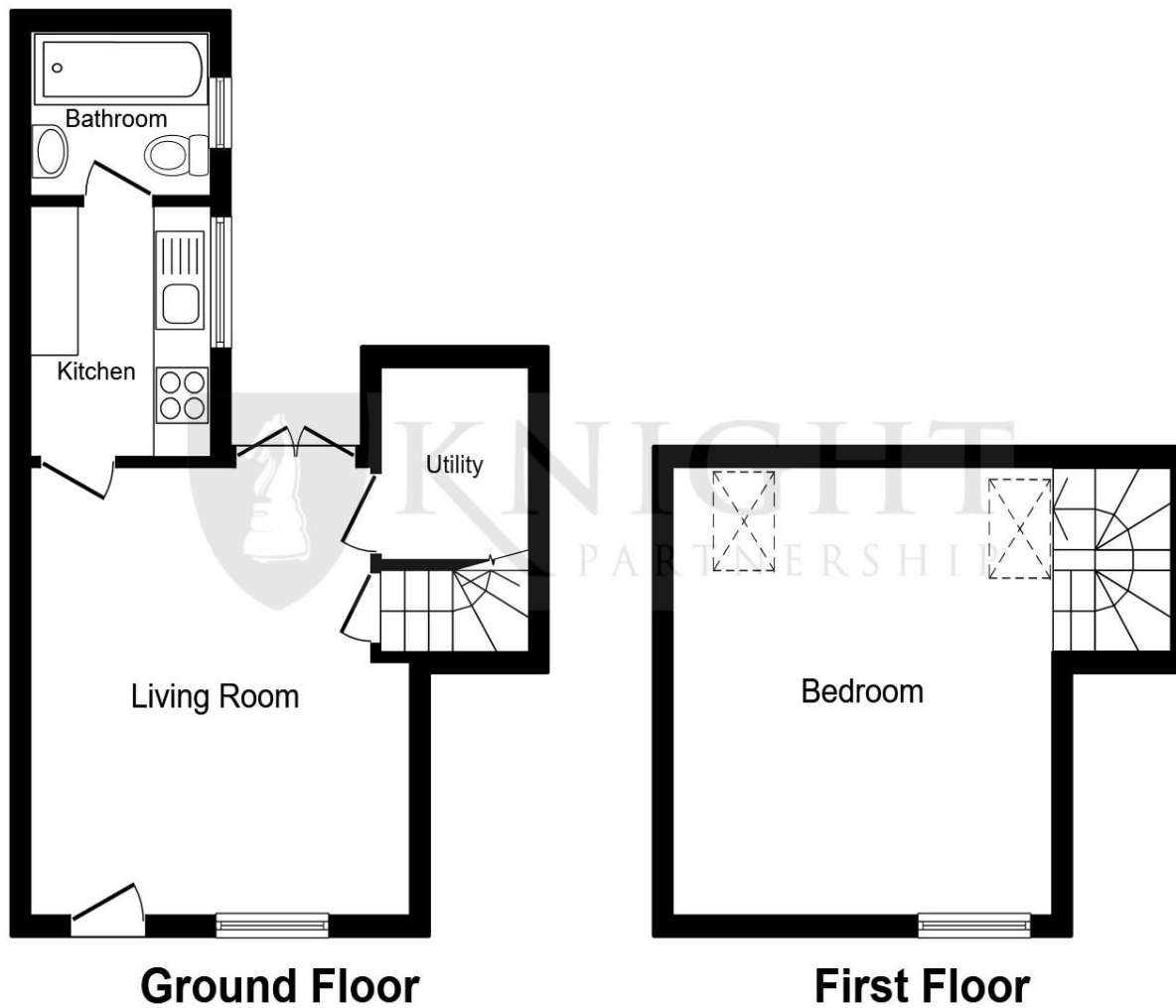


KNIGHT
PARTNERSHIP

Welcome to **Bridge Street**

This charming stone cottage is situated in the heart of this ever sought after village of Ryhall, only a short drive from Stamford and offering many amenities including a village shop, two pubs and a primary school.





Living Room
12' 1" x 13' 5" (3.68m x 4.09m)

Kitchen
7' 11" x 6' 3" (2.41m x 1.91m)

Bathroom
6' 1" x 5' 3" (1.85m x 1.60m)

Bedroom
12' 10" x 14' 8" (3.91m x 4.47m)

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.focalagent.com

Welcome to

Bridge Street

- Character Cottage
- Sought After Village With Amenities
- Ideal First Time Buy or Buy to Let
- Courtyard
- Offered For Sale with No Onward Chain

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£165,000

The property would make an ideal buy to let or first time buy and offers accommodation briefly comprising: Living room with built-in storage, window seat and an understairs cupboard for additional storage and French doors out to the patio. The kitchen is fitted with a range of units and built-in appliances including an oven & hob, dishwasher and fridge freezer with space for space for a washing machine. The bathroom is situated beyond the kitchen and is fitted with a white suite with a shower over the bath.

Off the living room is the door to the first floor and generous bedroom.

The courtyard has an outside tap and lighting.

Offered for sale with no onward chain and viewing is recommended!



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.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



KNIGHT
PARTNERSHIP

Property Ref:
SMD105162 - 0004