



## Torkington Gardens

Stamford, PE9 2EW

Well-presented 3 bedroom semi detached house situated in the heart of Stamford, close to Waitrose and within a five-minute walk of the Town Centre. The property benefits from Stunning Views over Stamford's town centre, Residents Parking, a modern Kitchen/Diner, Large Living room, Shower Room to Master Bedroom, and unique for the development a Private Enclosed Rear Garden.

£360,000

# Torkington Gardens

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- Three Bedroom Semi Detached Home
- Refitted Kitchen Diner
- Residents Parking Space
- Private Rear Garden - Unique to the Development
- Large Living Room
- Freehold
- 5 Minutes Walk From The Town Centre
- Main Bedroom with Shower Room
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

6'1" x 8'1" (1.85m x 2.46m)

## Cloakroom

2'8" x 6'10" (0.81m x 2.08m)

## Kitchen

14'9" x 10'5" (4.50m x 3.18m)

## Living Room

21'2" x 12'3" (6.45m x 3.73m)

## Landing

13'3" x 8'11" (4.04m x 2.72m)

## Bedroom 1

10'11" x 13'3" (3.33m x 4.04m)

## Shower Room

2'6" x 7'1" (0.76m x 2.16m)

## Bedroom 2

10'10" x 7'6" (3.30m x 2.29m)

## Bedroom 3

10'0" x 7'6" (3.05m x 2.29m)

## Bathroom

7'1" x 5'11" (2.16m x 1.80m)

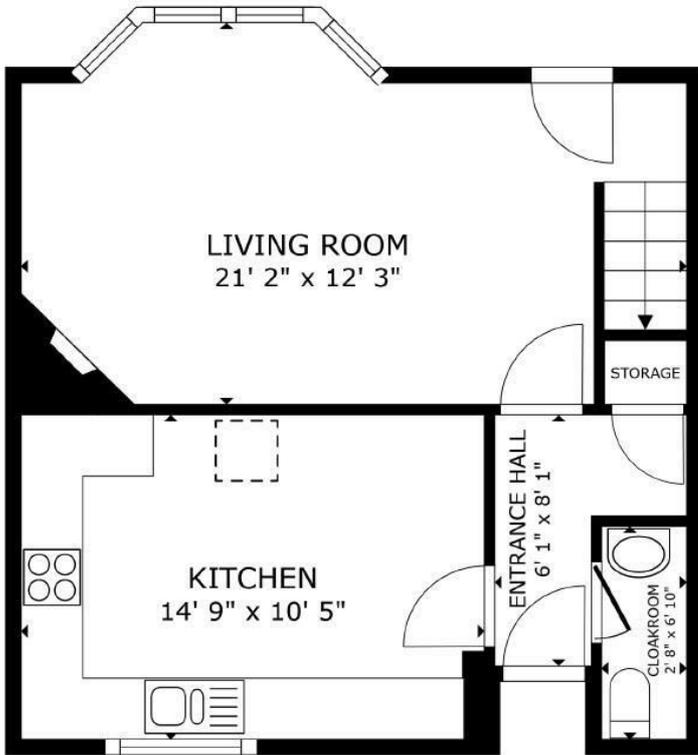


## Directions

Please use the following postcode for Sat Nav guidance - PE9 2EW



## Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 453 sq.ft. FLOOR 2 447 sq.ft.  
 TOTAL : 900 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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**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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	