



Queens Walk
Stamford, PE9 2QE

Price Guide £340,000

Richardson

Queens Walk

Stamford, PE9 2QE

Situated on an established road close to the town centre, this double bay fronted semi detached home is in need of updating and modernisation but represents an excellent opportunity to make a great family home in a popular area located outside the Stamford conservation area. The property has a reception hall, bay fronted living room with fire place, separate dining room with fireplace, kitchen with pantry and rear lobby/utility. To the first floor there is a bathroom and separate WC. The main bedroom is bay fronted and there is a further double bedroom and a single bedroom. Externally a front garden area is set behind a low wall with driveway to the side providing off road parking and leading to garage door with carport behind. Enclosed rear garden of good size with a couple of useful sheds/workshop. The property has replacement double glazing and is offered with NO CHAIN.

Reception hall

Lounge

12'0" x 11'10" (3.67m x 3.63m)

Dining room

11'0" x 10'9" (3.37m x 3.30m)

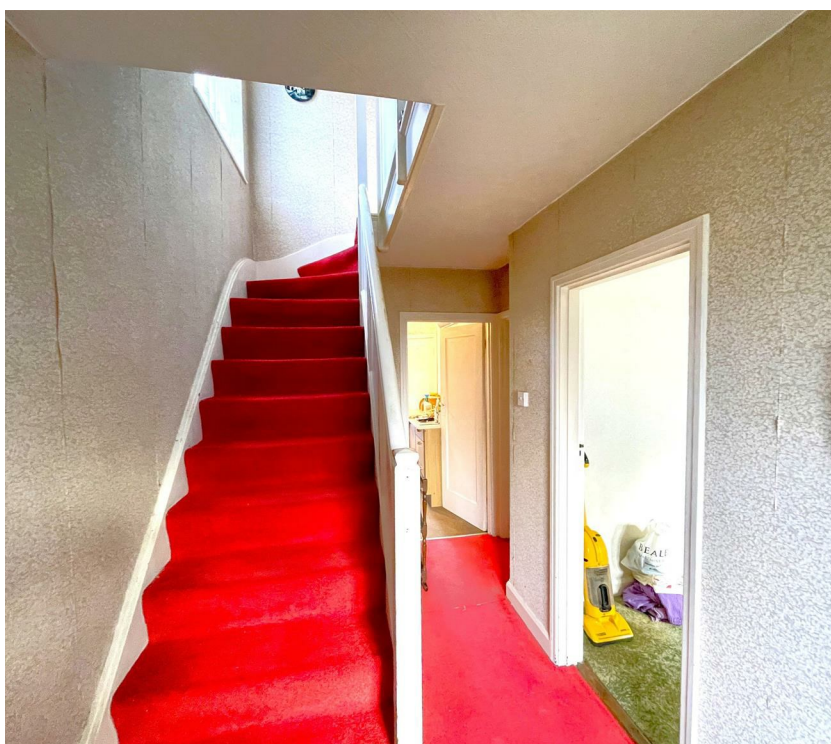
Kitchen

11'0" x 7'2" (3.36m x 2.19m)

Rear lobby/utility

9'4" x 6'2" (2.85m x 1.9m)

First floor landing





Bedroom
12'6" x 10'9" (3.82m x 3.30m)

Bedroom
10'9" x 10'1" (3.30m x 3.09m)

Bedroom
7'2" x 6'10" (2.20m x 2.10m)

Separate WC
4'7" x 2'11" (1.41m x 0.89m)

Bathroom

External details

Located in an established area of Stamford with easy access to the town centre, the property is set behind a low wall with front garden area and driveway to the side providing off road parking and leading to a carport with up and over door. Good size rear garden with two useful sheds/workshop.

Tenure
Freehold

Services
All mains services connected - no central heating. Electric heaters and fire places.

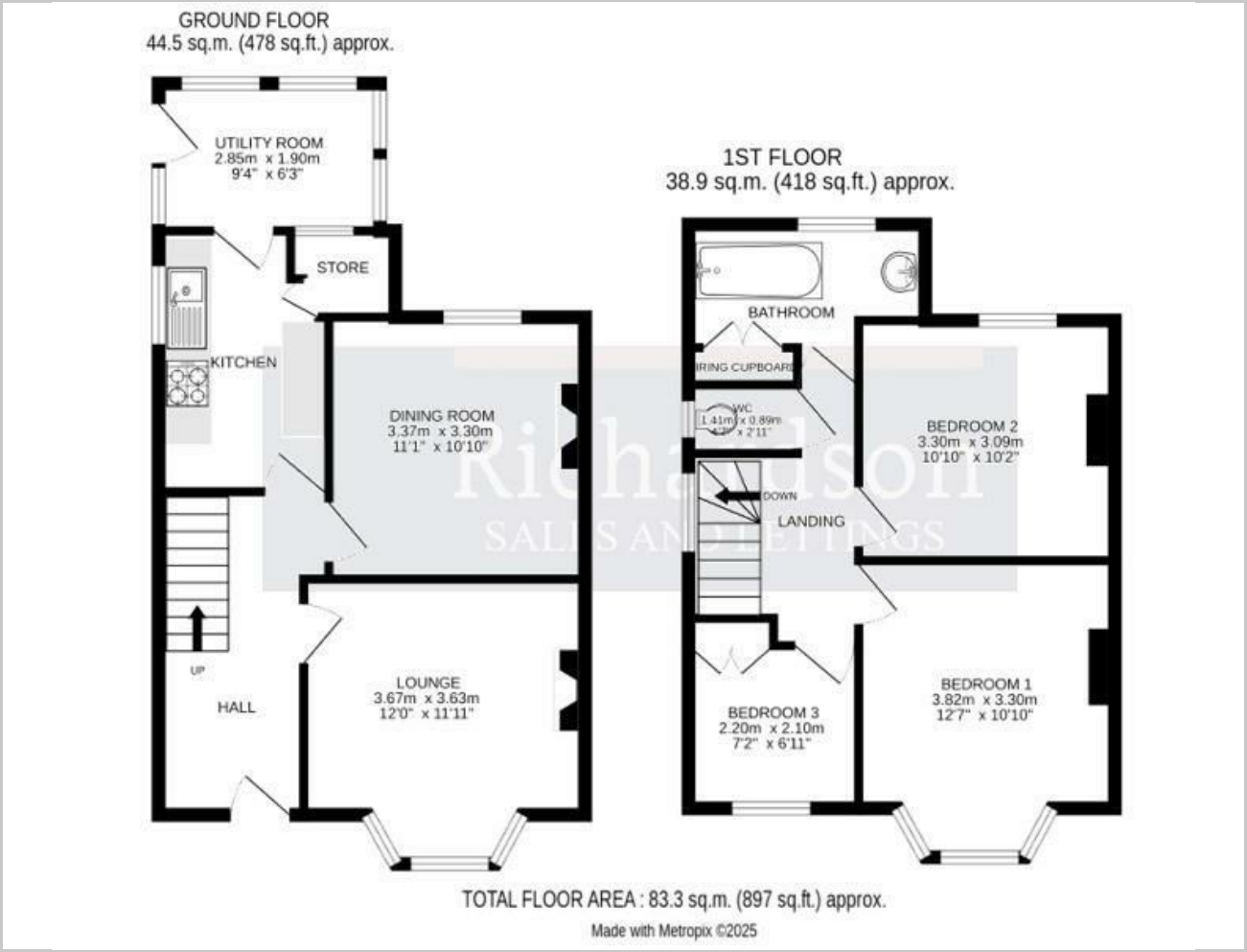
Council Tax
South Kesteven District Council Tax Band B

Communications
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing
By telephone appointment with Richardson or post@richardsonsurveyors.co.uk



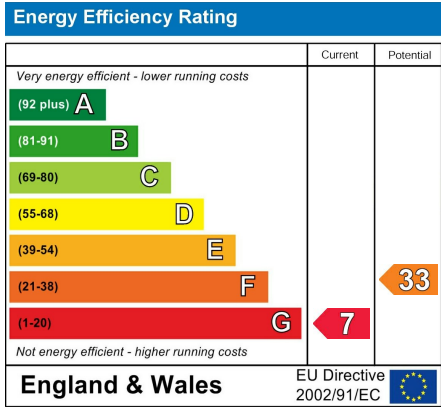
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433