



00 Worcester Crescent, Stamford, PE9 1LF Offers in excess of £185,000

Good Move is delighted to present this two bedroom mid-terrace property to the market.

The accommodation begins with an entrance hall leading into a spacious living room, providing a comfortable setting for relaxing or entertaining. To the rear, the fitted kitchen offers ample worktop and storage space and flows seamlessly into a bright conservatory, creating an additional reception area ideal as a dining room, home office or garden room with views over the rear garden.

Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from plenty of natural light, alongside a modern family bathroom.

Externally, the home continues to impress with a generous rear garden, offering an excellent space for outdoor entertaining, children's play or keen gardeners. To the front, a double driveway provides convenient off-road parking for multiple vehicles.

Stamford is a sought-after historic market town offering an excellent range of shops, cafés, restaurants, pubs, leisure facilities and healthcare services. The area is well known for its outstanding schooling, including the prestigious Stamford Endowed Schools, alongside excellent state schools. Nearby attractions include Burghley House, Rutland Water and several golf courses. Ideal for commuters, the A1 is just 1 mile away, while Peterborough Station (approximately 15 miles) provides high-speed rail services to London King's Cross in around 46 minutes.



Disclaimer

- 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 will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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