



2 Clover Gardens, Stamford, PE9 2WN

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Semi detached
- Three well balanced bedrooms
- Spacious Living room
- Well appointed kitchen
- Fully tiled bathroom
- Enclosed rear garden
- Garage and driveway
- EPC Rating D

£1,150 PCM





Well presented three bedroom semidetached property situated in a quiet cul de sac of Stamford, close to popular primary schools and easy access routes. The property boasts a spacious lounge/diner, kitchen with a wealth of units, single integral garage, off road parking and an enclosed rear garden.

The property is arranged over two floors, entering via an entrance porch which internally leads into the lounge/diner which enjoys a dual aspect creating a light and airy environment. Completing downstairs is the large kitchen featuring a wealth of units. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and a family size three piece bathroom.

Outside to the front is a driveway creating off road parking for two vehicles accompanied by a gravelled area offering further parking. Gated access to the side of the property leads into the rear garden which features a patio seating area and lawn all fully enclosed and private.





Entrance Hall 1.17m x 0.91m (3'10" x 3'0")

Living Room 5.99m x 3.78m (19'8" x 12'5")

Kitchen 3.63m x 2.21m (11'11" x 7'4")

Landing 2.69m x 0.89m (8'10" x 2'11")

Bedroom One 3.71m x 2.79m (12'2" x 9'2")

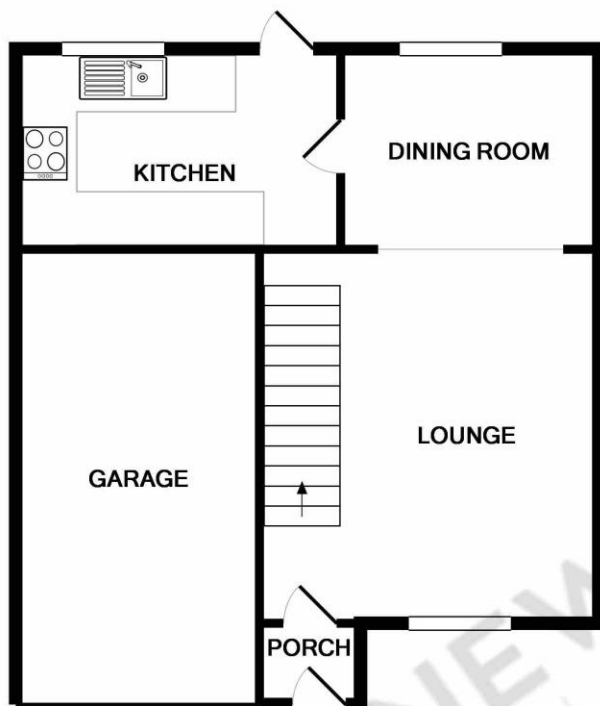
Bedroom Two 3.71m x 2.62m (12'2" x 8'7")

Bedroom Three 2.39m x 2.59m (7'10" x 8'6")

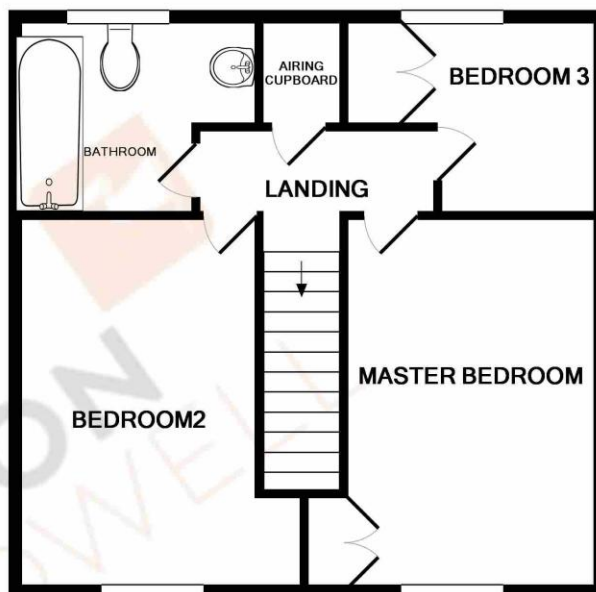
Bathroom 2.24m x 1.88m (7'4" x 6'2")

Garage 5.21m x 2.57m (17'1" x 8'5")





GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 923 SQ.FT. (85.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell 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 £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.