

55 Conduit Road, Stamford, PE9 1QL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Located close to Stamford town centre, this extended semi-detached home offers spacious and flexible accommodation with excellent scope for further improvement. The property presents an ideal opportunity for buyers looking to modernise, with plenty of potential subject to the necessary planning permissions.

The accommodation includes two reception rooms, providing separate living and dining areas, along with a kitchen and four bedrooms. Of particular note is the generous principal bedroom, offering a substantial and comfortable space.

Externally, the property benefits from a good-sized lawned rear garden, ideal for families or those looking to enhance the outdoor space. To the front, there is off-street parking, along with a single garage, adding to the practicality of the home.

Further benefits include gas-fired central heating.

A well-located property with excellent potential, offering easy access to the town centre and local amenities. Early viewing is recommended to appreciate the space and possibilities on offer.

Guide Price £400,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Walking Distance to the town centre
- Off street parking & single garage
- Generous Main bedroom
- Gas fired central heating
- Council Tax Band -

- Extended four bedroom semi-detached home
- Two spacious reception rooms
- Some modernisation required
- Good sized lawn garden
- EPC - D



ACCOMMODATION:

Entrance Hall

Sitting Room

3.73m into bay x 3.51m (12'3 into bay x 11'6)

Dining Room

3.76m x 3.51m (12'4 x 11'6)

Kitchen

3.45m x 2.44m (11'4 x 8')

Rear Entrance Hall

Landing

Main Bedroom

4.62m x 3.20m (15'2 x 10'6)

Bedroom Two

2.95m x 2.44m (9'8 x 8')

Bedroom Three

3.48m x 2.44m (11'5 x 8')

Bedroom Four

2.74m x 2.36m max (9' x 7'9 max)

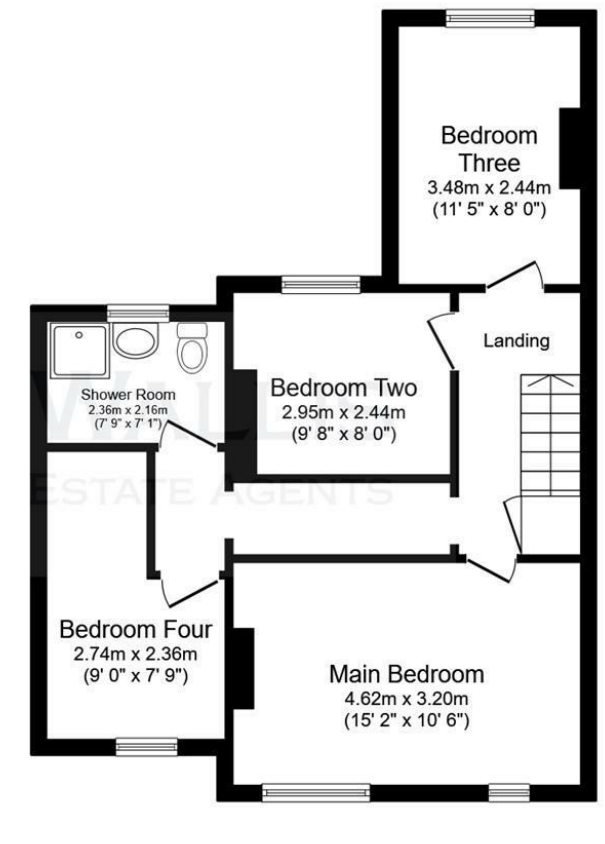
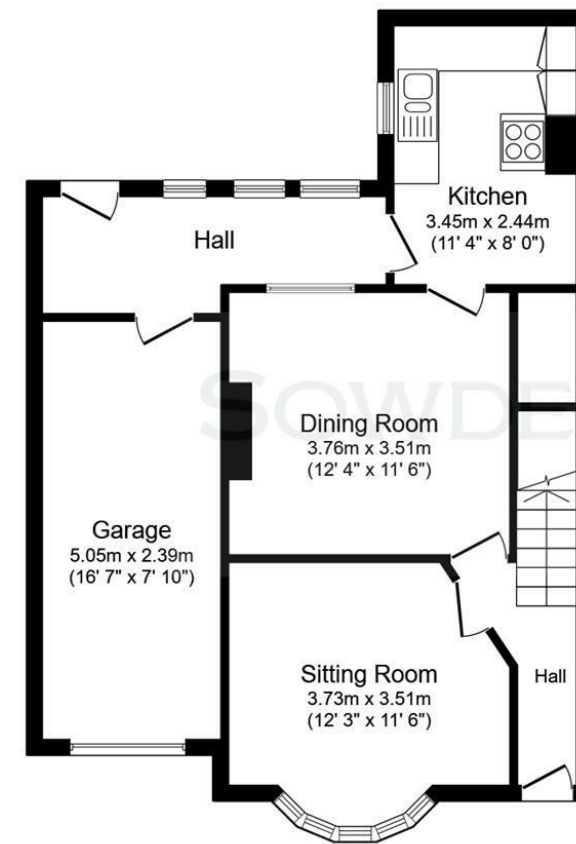
Shower Room

2.36m x 2.16m (7'9 x 7'1)

Garage

5.05m x 2.39m (16'7 x 7'10)

FLOOR PLAN:



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io