



## Groves Crescent Stamford, PE9 3WN

Situated on the popular Stamford Manor development on the west side of Stamford is this 3 bedroom mid terraced home, which is well presented throughout and offers good-sized accommodation. The property is convenient for both The A1 and Stamford's Town Centre as well as local schooling, and the many other bars, restaurants, and local amenities the town offers.

£299,995

# Groves Crescent

Stamford, PE9 3WN



- 3 Bed End Terrace Home
- Popular Residential Area
- Family Bathroom
- Well Presented Throughout
- Lounge Diner & Kitchen Breakfast Room
- Rear Garden & Driveway Parking for 2 Cars
- Good Sized Accommodation
- 2 Double & 1 Single Bedroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

6'8" x 15'11" (2.03 x 4.85)

## Kitchen/Breakfast Room

8'3" x 11'0" (2.51 x 3.35)

## Cloakroom

## Lounge/Diner

15'5" x 12'9" (4.70 x 3.89)

## Landing

## Master Bedroom

15'4" x 13'8" (4.67 x 4.17)

## Bedroom 2

10'1" x 11'3" (3.07 x 3.43)

## Bedroom 3

6'4" x 11'4" (1.93 x 3.45)

## Bathroom

6'6" x 6'10" (1.98 x 2.08)

## Off Road Parking for 2 Cars

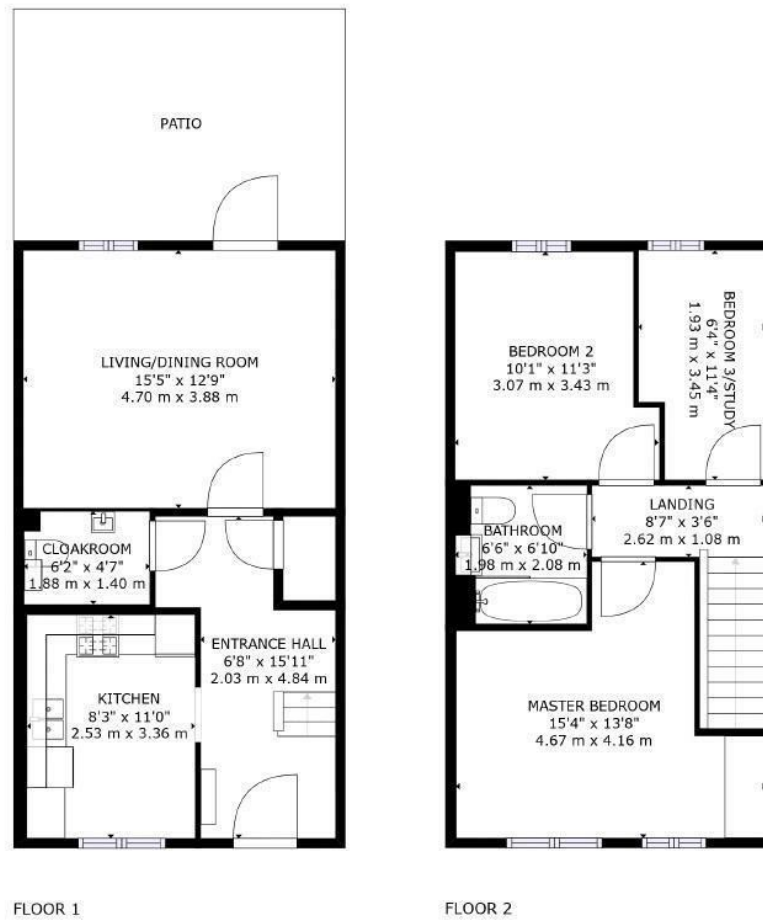


## Directions

Please use postcode PE9 3WN for Sat Nav assistance



## Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 446 sq. ft, 41 m<sup>2</sup>, FLOOR 2: 445 sq. ft, 41 m<sup>2</sup>  
 EXCLUDED AREAS: , PATIO: 188 sq. ft, 17 m<sup>2</sup>  
 TOTAL: 891 sq. ft, 83 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ANTI-MONEY LAUNDERING REGULATIONS:** All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

**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) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	