



34 West Street Gardens, Stamford, Lincolnshire PE9 2QB

£240,000



***** SOUGHT AFTER LOCATION ***** This spacious end terraced property briefly comprising front and rear porch, lounge, kitchen, three piece bathroom suite, three bedrooms, and front and rear gardens. This property is in a fantastic location, only a short walk from Stamford town centre and all of its amenities. This is a real family home and viewing is highly recommended. EPC Energy Rating E.

UPVC DOOR TO:

ENTRANCE PORCH

Tiled flooring, tongue and groove to wall. Window to the side. Door to:

HALLWAY

Storage heater. Stairs to first floor accommodation. Door to:

LOUNGE

16' 9" x 13' 7" (5.11m x 4.14m) (approx) Fireplace, picture rail. Window to the front. Door to kitchen.

KITCHEN

17' 11" x 6' 8" (5.46m x 2.03m) (approx) Fitted with eye level and base units with worktop over. Sink and drainer. Space for washing machine. Window to the rear. Door to:

UTILITY ROOM / REAR PORCH

Sliding door to further storage. Door to garden.

STORAGE AREA

Window to the rear.

LANDING

Loft access, storage heater. Doors to:

BEDROOM ONE

13' 9" x 10' 5" (4.19m x 3.17m) (approx) Window to the front. Storage cupboard.

BEDROOM TWO

10' 1" x 9' 10" (3.07m x 3.00m) (approx) Window to the rear. Built in cupboard. Coving to ceiling.

BEDROOM THREE

8' 11" x 7' 11" (2.72m x 2.41m) (approx) Window to the front. Cupboard.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Fully tiled. Window to the rear.

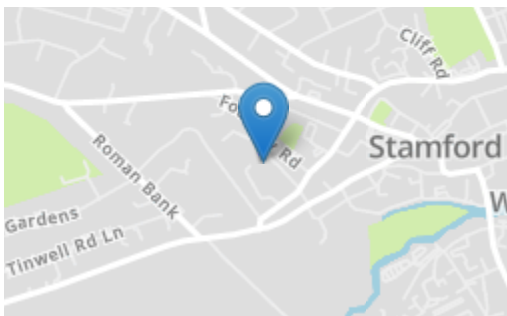
OUTSIDE

To the front, the garden is laid to lawn with timber fencing to the side. A shared path leads to the front door.

To the rear, a low maintenance garden with concrete to the floor. Timber shed.

AGENT NOTE:

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

