



**Caithness Road
Stamford PE9 2TE**

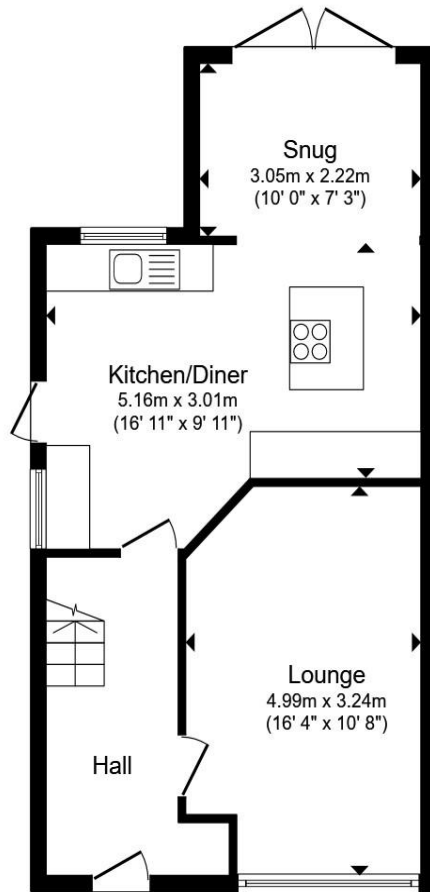


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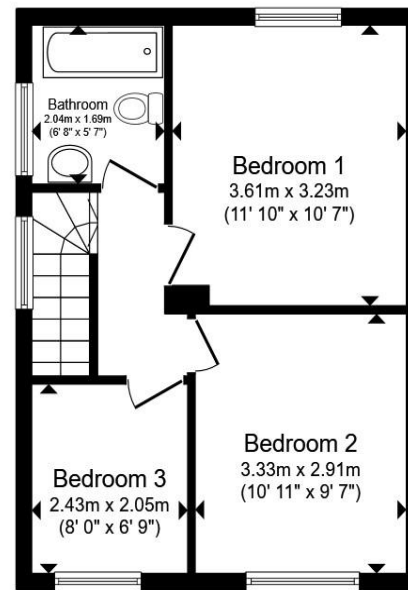
Welcome to
Caithness Road
Stamford

This immaculately presented three-bedroom semi-detached home has been thoughtfully renovated & extended to create a stylish and contemporary living space. Ideally positioned in a popular residential area of Stamford, with convenient access to Malcolm Sargent Primary School, local amenities, the A1.





Ground Floor



First Floor

Total floor area 85.1 sq.m. (916 sq.ft.) approx

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



Agents Note

Entrance Hall

Lounge

16' 3" x 10' 11" (4.95m x 3.33m)

Kitchen Dining Room

17' 2" max x 15' 9" max (5.23m max x 4.80m max)

Bedroom One

11' 2" x 9' 9" (3.40m x 2.97m)

Bedroom Two

12' 2" x 10' 11" (3.71m x 3.33m)

Bedroom Three

8' 4" x 7' 1" (2.54m x 2.16m)

Bathroom

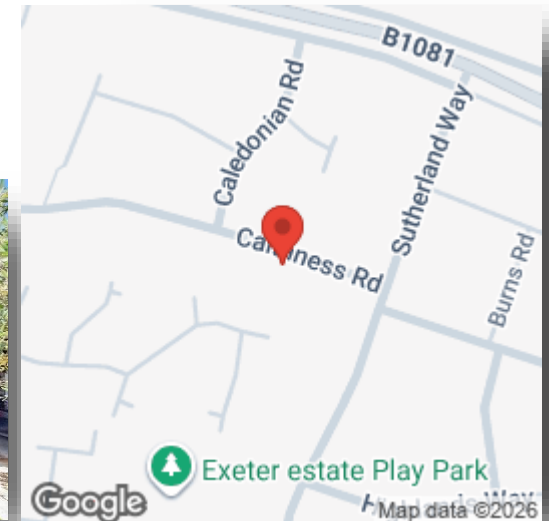
6' 10" x 5' 11" (2.08m x 1.80m)

Welcome to Caithness Road Stamford

- Extended & much improved semi-detached home
- Close to Malcolm Sargents primary school
- Easy access to local amenities
- Newly fitted open plan kitchen diner
- Block paved driveway, garage & workshop/garden room

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price
£350,000



Please note the marker reflects the
postcode not the actual property

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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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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