



Queens Walk
Stamford, PE9 2QE
Price Guide £315,000

Richardson

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Stamford, PE9 2QE



Located in a well established and popular area within walking distance of the town centre and with Waitrose Supermarket just around the corner, this well maintained home is offered with NO CHAIN. With the benefit of replacement double glazing, the property offers 2 reception rooms, the lounge having a flying bay window to allow plenty of natural light and gas fire to the fireplace. A separate dining room has a doorway to the kitchen. To the first floor there is a shower room and 2 bedrooms both with built in wardrobes/storage. Although well maintained and comfortable, some buyers may well look to possibly remodel and update the property to their own design. With the advantage of a driveway to the front providing off road parking for a single vehicle, there is a shared passageway to the side leading to the private rear garden which is enclosed with patio area and timber hobby room and outside WC to the back of the kitchen.

Entrance hall

Lounge

14'11" x 11'8" (4.56m x 3.58m)

Dining room

14'4" x 7'10" (4.37m x 2.41m)

Kitchen

11'2" x 7'9" (3.41m x 2.37m)

First floor landing

Shower room

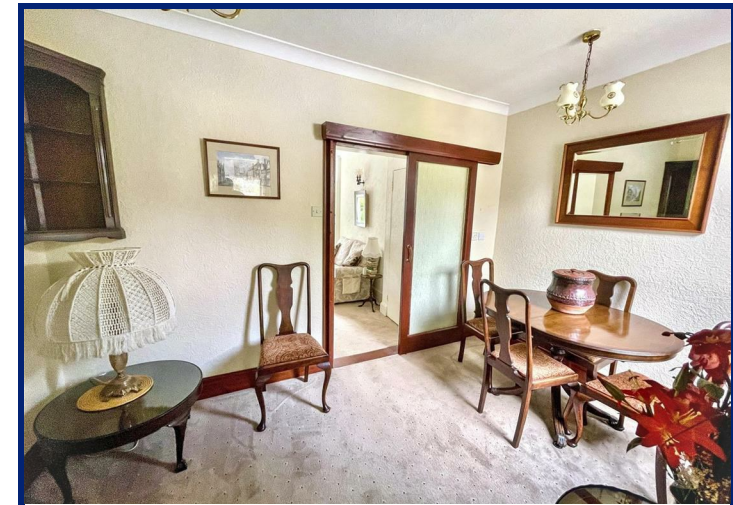
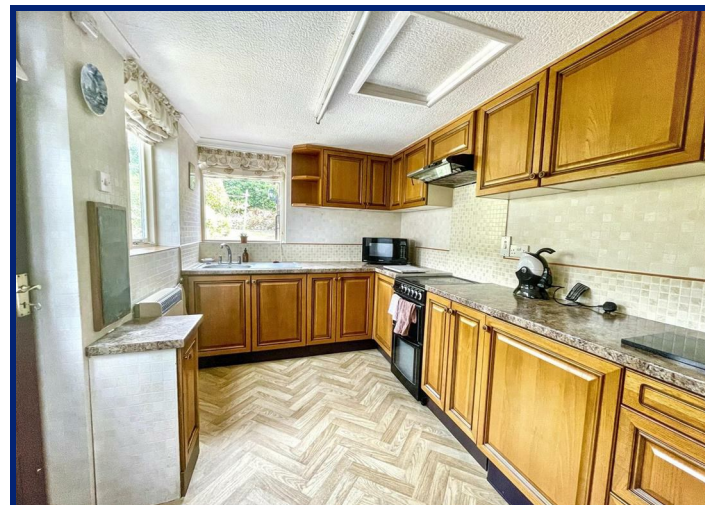
8'0" x 5'8" (2.46m x 1.74m)

Bedroom

14'4" x 11'2" (4.37m x 3.42m)

Bedroom

11'7" x 8'2" (3.55m x 2.50m)





External details

The property is located in a well established and popular area within walking distance of the town centre and with Waitrose Supermarket just around the corner. Set back, the property has the advantage of an off road parking space to the front with flower bed to the side. The rear garden is of good size with paved patio area with hobby room to the side. The gardens are laid to lawn with shrubs and borders enclosed by fencing.

Council Tax

South Kesteven District Council Tax Band B.

Services

All mains services are connected. Electric panel heating.

Tenure

Freehold

Communications

According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

Agents Notes

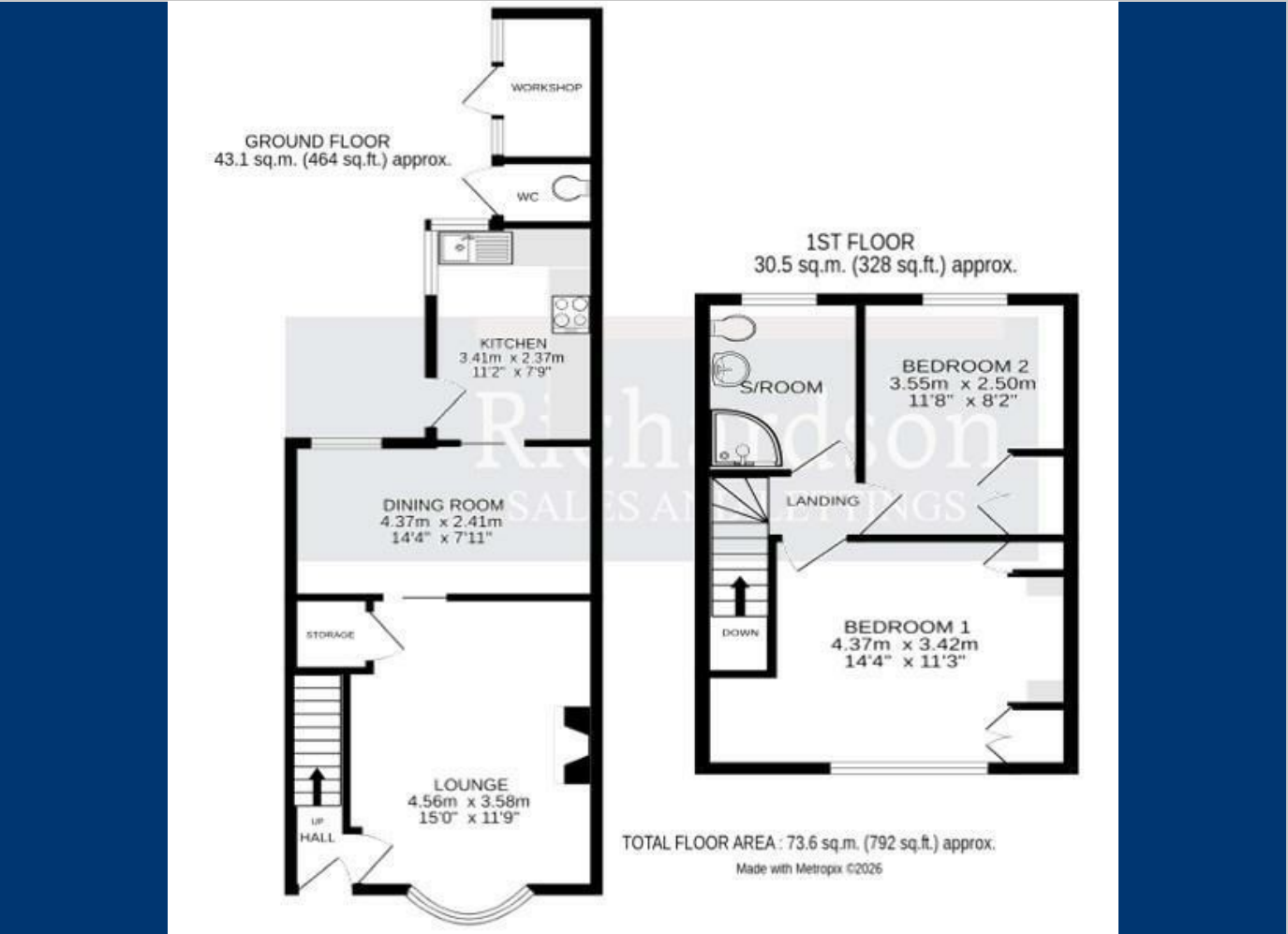
The property is currently unregistered having been in the same ownership for a number of years. The purchaser will have the property registered upon purchase.

Viewing

By telephone appointment with Richardson
post@richardsonsurveyors.co.uk



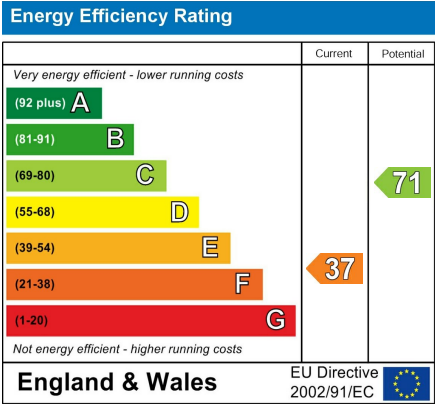
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.