



Audas Place Stamford, PE9 1GL

Well presented 3 bedroom Detached Family Home with allocated off street parking, Single Garage, and a fully enclosed rear garden. Set in the heart of this popular residential area, overlooking an open block paved area, and is within walking distance to local schools, shops and amenities.

£325,000

Audas Place

Stamford, PE9 1GL



- Extremely Well Presented 3 Bedroom Detached Family Home
- Good Sized Living Room
- Rear Garden
- Popular Residential Area to the North of Town
- Kitchen Diner
- Single Garage En Bloc & Allocated Parking
- Close to Amenities
- 3 Bedrooms - 1 En Suite
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall 6'1" x 12'11" (1.85m x 3.94m)	Dining Area 9'1" x 4'4" (2.77m x 1.32m)	Family Bathroom 6'11" x 6'1" (2.11m x 1.85m)
Cloakroom 6'1" x 4'0" (1.85m x 1.22m)	Landing 9'8" x 11'5" (2.95m x 3.48m)	Single Garage & Allocated Parking
Living Room 10'6" x 17'3" (3.20m x 5.26m)	Bedroom 1 10'6" x 10'10" (3.20m x 3.30m)	
Kitchen Diner	Bedroom 2 9'1" x 9'8" (2.77m x 2.95m)	
Kitchen Area 9'1" x 12'7" (2.77m x 3.84m)	Bedroom 3 9'1" x 7'3" (2.77m x 2.21m)	

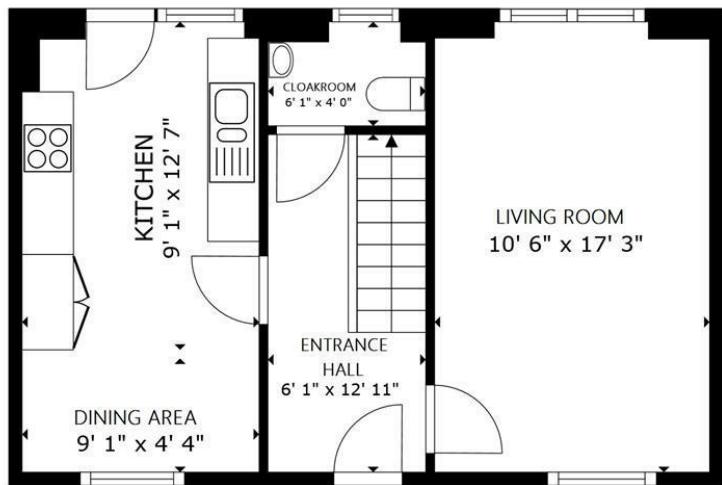


Directions

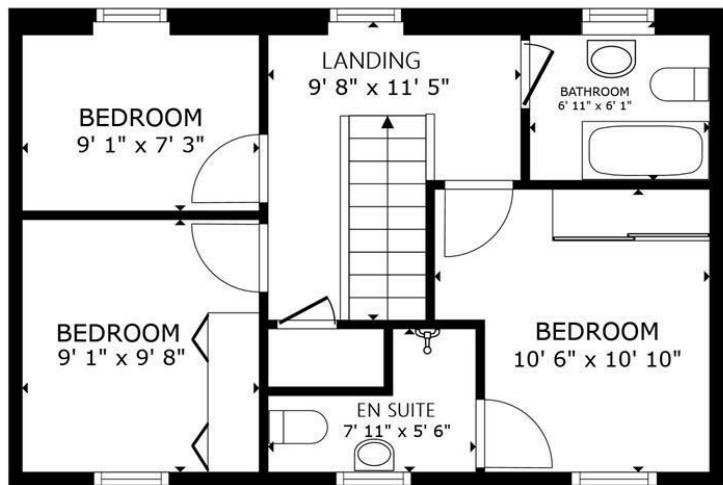
Please use the following postcode for Sat Nav guidance - PE9 1GL



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 453 sq.ft. FLOOR 2 453 sq.ft.
 TOTAL : 907 sq.ft.
 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 firms 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 on 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) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	