



Queens Walk Stamford, PE9 2QF

Situated within a popular residential area of Stamford, this well-proportioned two-bedroom home offers over 700 sq ft of accommodation arranged over two floors. Ideal for first-time buyers, downsizers or investors, the property benefits from separate reception rooms, a fitted kitchen, two bedrooms and a family bathroom.

Stamford's historic town centre, well-regarded schools and local amenities are all within easy reach, making this an attractive and convenient place to call home.

£320,000

Queens Walk

Stamford, PE9 2QF



- Two Bedroom Mid-Terrace Home
- Separate Living Room
- Convenient Access to Stamford Town Centre
- Ideal First-Time Purchase or Investment Opportunity
- Generous Principal Bedroom
- Rear Garden with Large Shed
- Spacious 14ft Dining Room
- First Floor Family Bathroom
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

Living Room

11'2" x 11'4" (3.40m x 3.45m)

Dining Room

14'0" x 10'8" (4.27m x 3.25m)

Kitchen

8'3" x 10'5" (2.51m x 3.18m)

Landing

Bedroom 1

13'4" x 11'6" (4.06m x 3.51m)

Bedroom 2

8'3" x 10'10" (2.51m x 3.30m)

Bathroom

5'10" x 8'0" (1.78m x 2.44m)



Directions

Please use the following postcode for Sat Nav guidance - PE9 2QF



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 399 sq.ft. FLOOR 2 315 sq.ft.
 TOTAL : 714 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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	