



The Courtyard

Stamford, PE9 2FP

NO CHAIN* *3/4 BEDROOM TOWNHOUSE* *OVER 1000 SQFT OF ACCOMODATION This fantastic Townhouse with allocated off street parking for 2 vehicles and a fully enclosed rear garden is within easy walking distance of the Town Centre.

£285,000

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- 3/4 Bedroom Townhouse
- Living Room, Plus Further First Floor Reception Room/Bedroom
- Enclosed Rear Garden
- No Chain
- 3 Double Bedrooms
- Allocated Parking for 2 Vehicles
- Potential to improve
- En Suite & Family Bathroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

6'2" x 14'11" (1.88m x 4.55m)

Kitchen

8'8" x 10'11" (2.64m x 3.33m)

Cloakroom

5'6" x 3'0" (1.68m x 0.91m)

Living Room

12'1" x 15'1" (3.68m x 4.60m)

First Floor Landing

6'3" x 9'8" (1.91m x 2.95m)

Reception Room/Bedroom

12'1" x 12'2" (3.68m x 3.71m)

Bedroom 3

12'2" x 9'7" (3.71m x 2.92m)

Family Bathroom

5'6" x 7'2" (1.68m x 2.18m)

Second Floor Landing

6'2" x 7'2" (1.88m x 2.18m)

Bedroom 1

12'1" x 12'2" (3.68m x 3.71m)

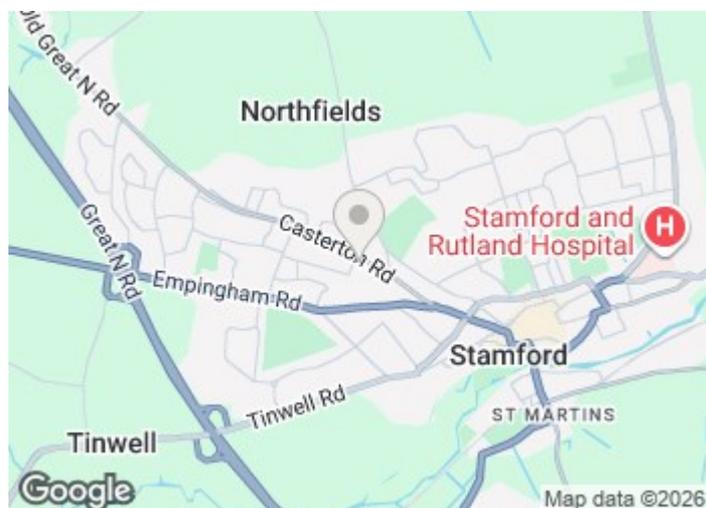
En Suite

5'6" x 7'2" (1.68m x 2.18m)

Bedroom 2

12'1" x 9'7" (3.68m x 2.92m)

Off Road Parking for 2 Vehicles



Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 359 sq.ft. FLOOR 2 357 sq.ft. FLOOR 3 357 sq.ft.
 TOTAL : 1,072 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.

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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			86
(81-91) B			
(69-80) C		72	
(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	