



Christ Church Close Stamford, PE9 1HS

This well presented and spacious townhouse is arranged over three floors and offers versatile accommodation ideal for modern family living. Boasting well-proportioned, light-filled rooms throughout, the property combines practicality with contemporary comfort in a highly desirable residential setting.

£325,000

Christ Church Close

Stamford, PE9 1HS



- 3/4 Bedroom Town House
- Close to Town Centre
- South Facing Rear Garden
- Open Plan Kitchen/Diner + Separate Utility
- Extremely Well Presented Throughout
- Integral Garage + Off street Parking for 2 Cars
- Family Bathroom, Ensuite and Cloakroom
- First Floor Living Room
- Please see attached Key Facts for Buyers for Material Information Disclosures

Ground Floor

Entrance hall

19'8" x 6'0" (5.99m x 1.83m)

Study/Bedroom

9'11" x 9'1" (3.02m x 2.77m)

Utility room

5'4" x 6'0" (1.63m x 1.83m)

Cloakroom

5'6" x 2'10" (1.68m x 0.86m)

First Floor Landing

Kitchen/Diner

13'10" x 15'6" max (4.22m x 4.72m max)

Living Room

14'3" x 15'7" max (4.34m x 4.75m max)

Second Floor Landing

11'10" x 6'1" (3.61m x 1.85m)

Master Bedroom

13'4" x 9'1" (4.06m x 2.77m)

En-Suite

2'9" x 8'4" (0.84m x 2.54m)

Bedroom 2

11'8" x 9'1" (3.56m x 2.77m)

Bedroom 3

8'7" x 6'1" (2.62m x 1.85m)

Shower Room

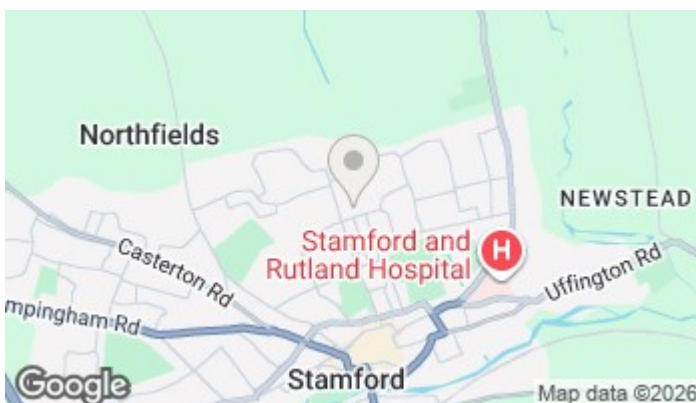
6'8" x 6'2" (2.03m x 1.88m)

Fully Enclosed South Facing Garden

Driveway Parking

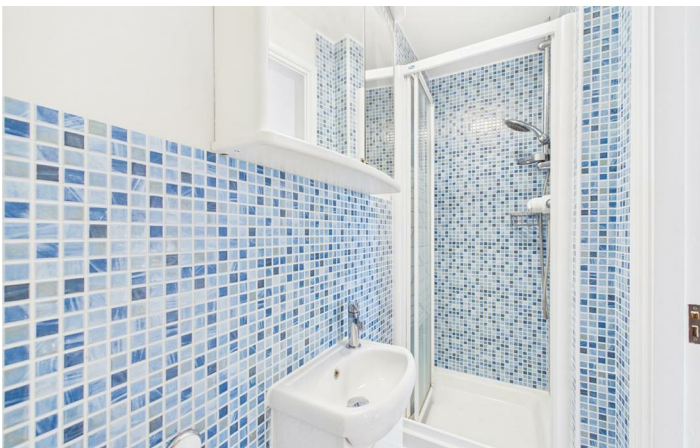
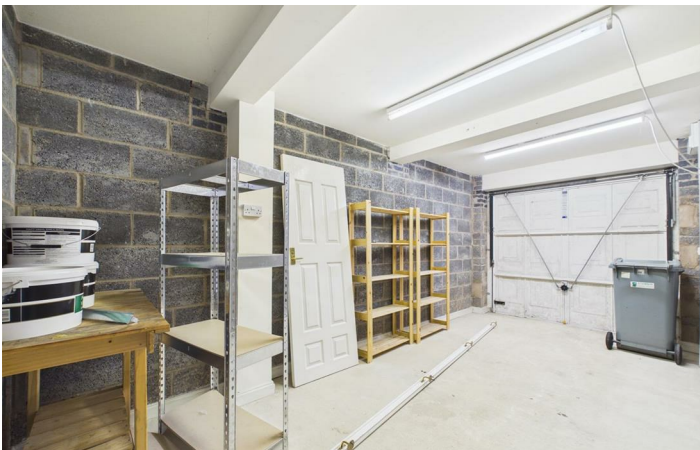
Integral Garage

17'8" x 8'8" (5.38m x 2.64m)



Directions

Please use postcode PE9 1HS for Sat-Nav assistance



Floor Plan



Approximate total area⁽¹⁾

1198 ft²
111.4 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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