



Essex Road STAMFORD, PE9 1LA

Situated within easy reach of Stamford's historic town centre, this well-presented three-bedroom mid-terraced home offers comfortable and stylish accommodation, ideal for first-time buyers, families, or investors alike. The property is in good condition throughout and provides a well-balanced layout.

£220,000

Essex Road

STAMFORD, PE9 1LA



- Three bedroom mid-terraced house
- Fitted kitchen with garden access
- Off-street parking available - STPP
- Convenient location within reach of Stamford town centre
- Family bathroom
- Ideal First Time Buy/Investment
- Good-sized living room
- Enclosed rear garden
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

12'5" x 5'9" (3.78m x 1.75m)

Living Room

14'0" x 11'10" (4.27m x 3.61m)

Kitchen

7'6" x 17'11" (2.29m x 5.46m)

Landing

5'8" x 4'9" (1.73m x 1.45m)

Bedroom 1

10'11" x 11'3" (3.33m x 3.43m)

Bedroom 2

9'0" x 13'7" max (2.74m x 4.14m max)

Bedroom 3

6'2" x 9'0" (1.88m x 2.74m)

Family Bathroom

7'6" x 6'4" (2.29m x 1.93m)

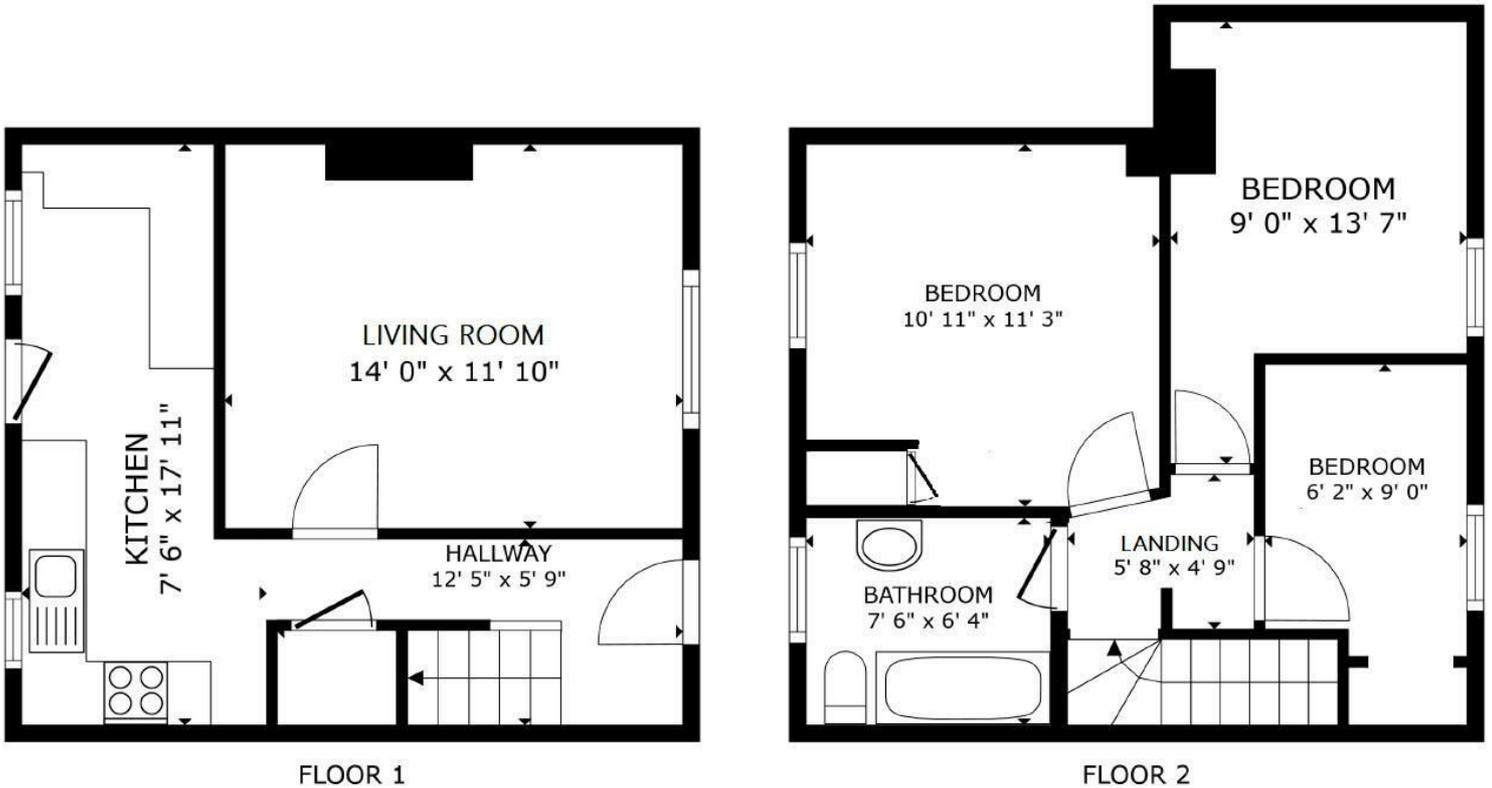


Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 361 sq.ft. FLOOR 2 395 sq.ft.
 TOTAL : 757 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.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	