



Cromarty Road Stamford, PE9 2TQ

This established 3-bedroom, 2 reception room semi-detached family home with a single garage, off street parking and gardens to the front and rear is situated in a popular cul-de-sac location close to local shops, Malcolm Sargent Primary School and offers easy access to the A1. NO CHAIN

£275,000

Cromarty Road

Stamford, PE9 2TQ



- Established 3-Bedroom Semi Detached House
- Close To Amenities & Schooling
- Established Rear Garden
- 2 Reception Rooms
- Quiet Cul-De-Sac Position
- Close to Malcolm Sargent Primary School
- Well Presented throughout
- Ample Off Road Parking
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

13'2" x 5'11" (4.01m x 1.80m)

Living Room

16'6" x 10'10" (5.03m x 3.30m)

Dining Room

10'0" x 8'6" (3.05m x 2.59m)

Kitchen

10'7" x 8'4" (3.23m x 2.54m)

Landing

8'5" x 4'1" (2.57m x 1.24m)

Bedroom 1

12'0" x 11'3" (3.66m x 3.43m)

Bedroom 2

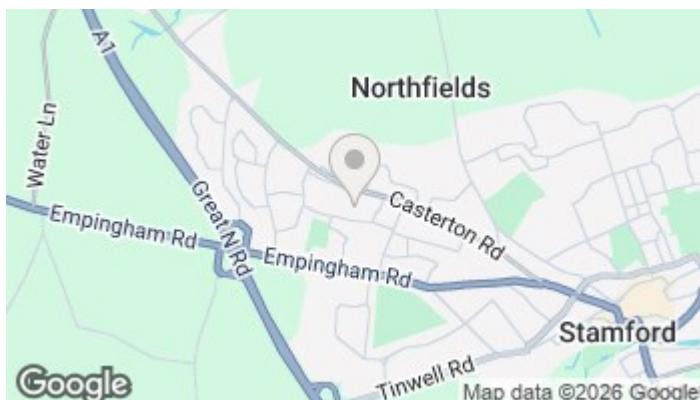
11'5" x 10'3" (3.48m x 3.12m)

Bedroom 3

7'9" x 7'0" (2.36m x 2.13m)

Family Bathroom

6'11" x 6'0" (2.11m x 1.83m)

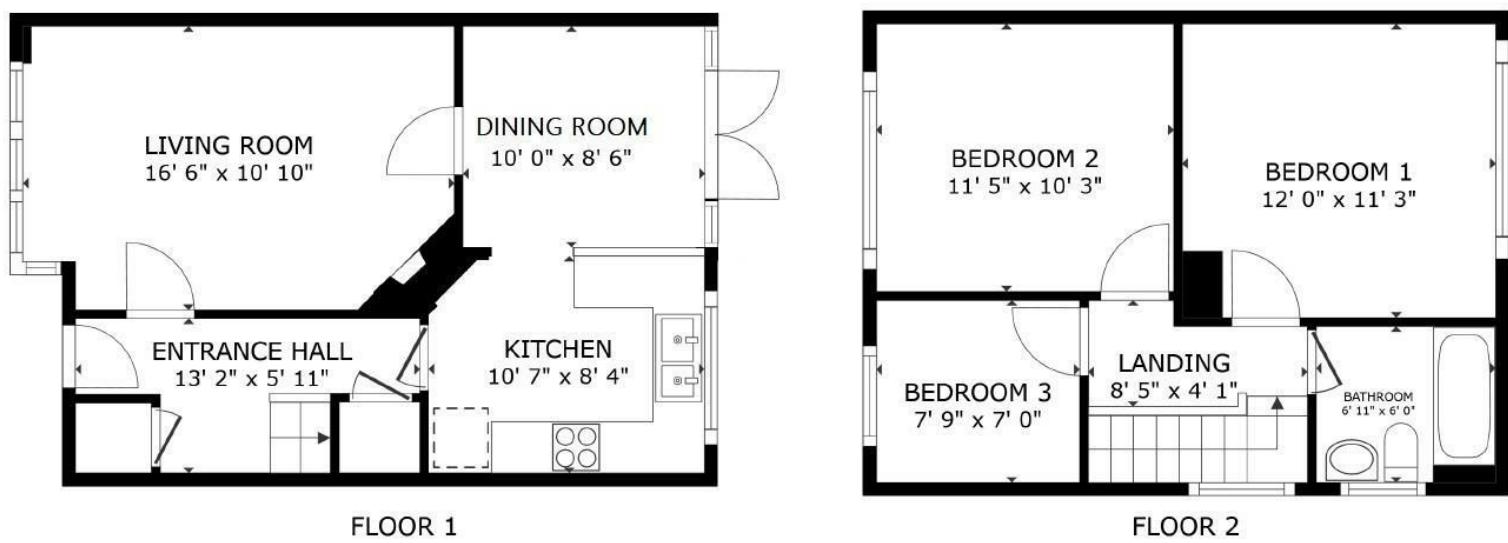


Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 436 sq.ft. FLOOR 2 417 sq.ft.
 TOTAL : 852 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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.

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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		
EU Directive 2002/91/EC		
England & Wales		EU