



## 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

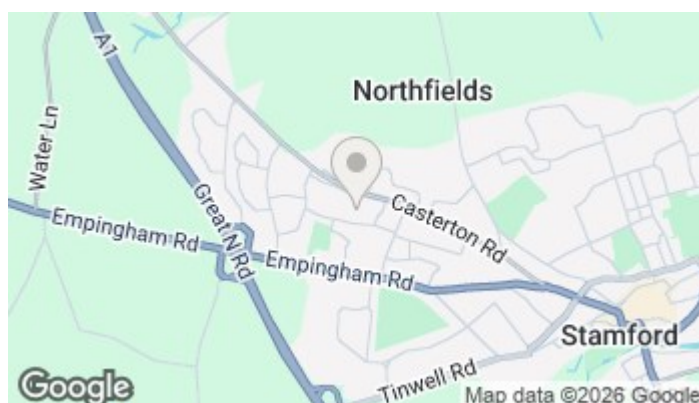
11'5" x 10'3" (3.48m x 3.12m)

## Bedroom 3

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

## Family Bathroom

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



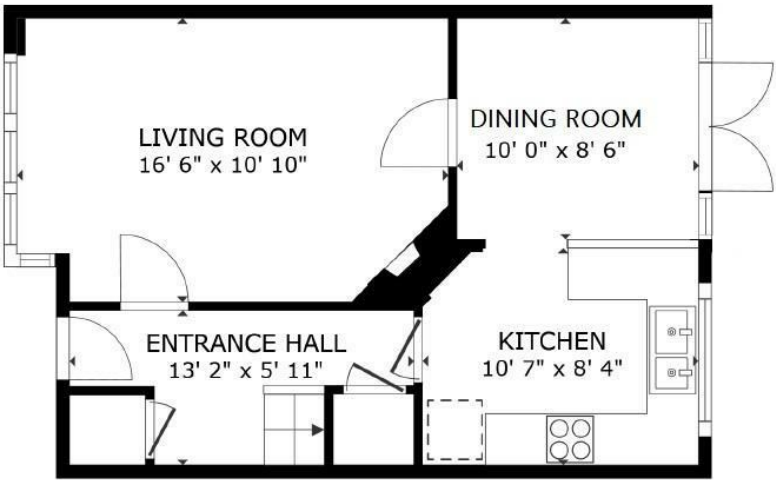
## Directions

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

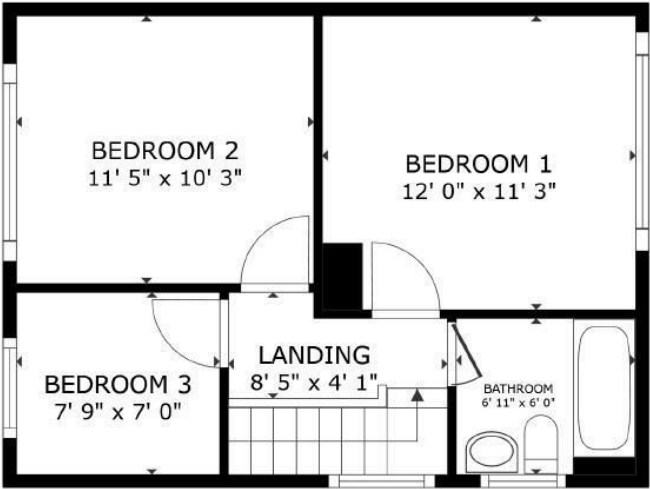




Floor Plan



FLOOR 1



FLOOR 2

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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2-3 St Johns Street, Stamford, Lincs, PE9 2DA  
Tel: 01780 750000 Email: [info@goodwinproperty.co.uk](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

