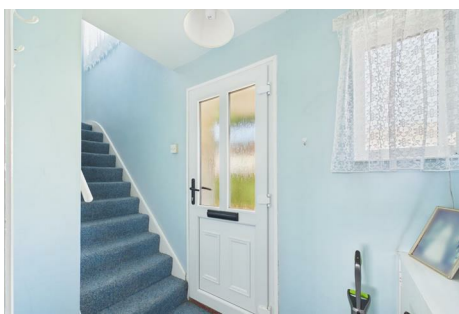




Coppice Road

Stamford, PE9 4HY

Situated in the ever-popular village of Ryhall, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes. Offered with spacious accommodation, a generous rear garden and a range of useful outbuildings, the property has been well cared for over the years and now offers fantastic potential to add value.

£215,000

Coppice Road

Stamford, PE9 4HY



- Three-bedroom semi-detached home
 - Bright dual-aspect kitchen/dining room
 - Private enclosed rear garden
- Excellent opportunity to modernise and add value
 - Three well-proportioned first-floor bedrooms
 - Popular village location just a short drive from Stamford
- Spacious living room
 - Brick-built outbuilding with WC and additional storage
 - Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

5'10" x 3'11" (1.78m x 1.19m)

Living Room

11'6" x 15'6" (3.51m x 4.72m)

Kitchen Diner

8'10" x 19'10" (2.69m x 6.05m)

Landing

2'7" x 7'2" (0.79m x 2.18m)

Bedroom 1

10'10" x 12'6" (3.30m x 3.81m)

Bedroom 2

9'9" x 13'4" (2.97m x 4.06m)

Bedroom 3

12'1" x 7'2" max (3.68m x 2.18m max)

Family Bathroom

5'7" x 6'2" (1.70m x 1.88m)

Outbuilding

WC

6'2" x 2'6" (1.88m x 0.76m)

Garden Store

5'11" x 10'0" (1.80m x 3.05m)

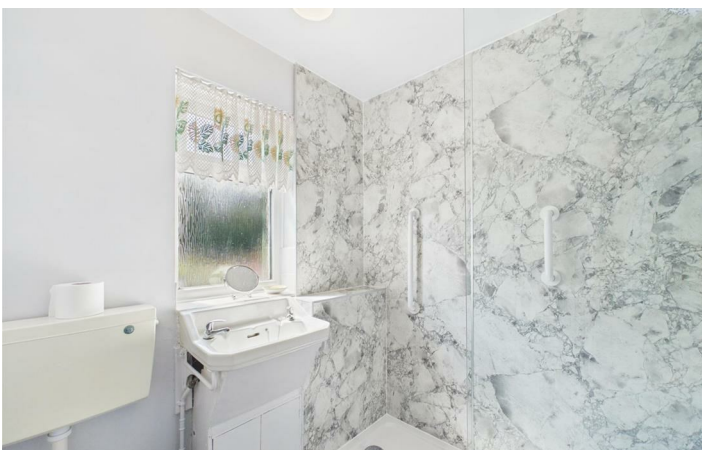
Storage Cupboard

2'10" x 5'8" (0.86m x 1.73m)

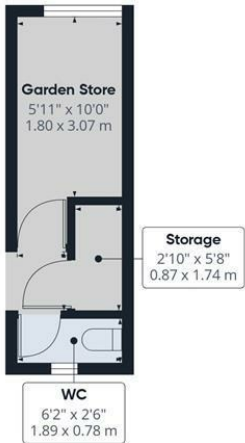
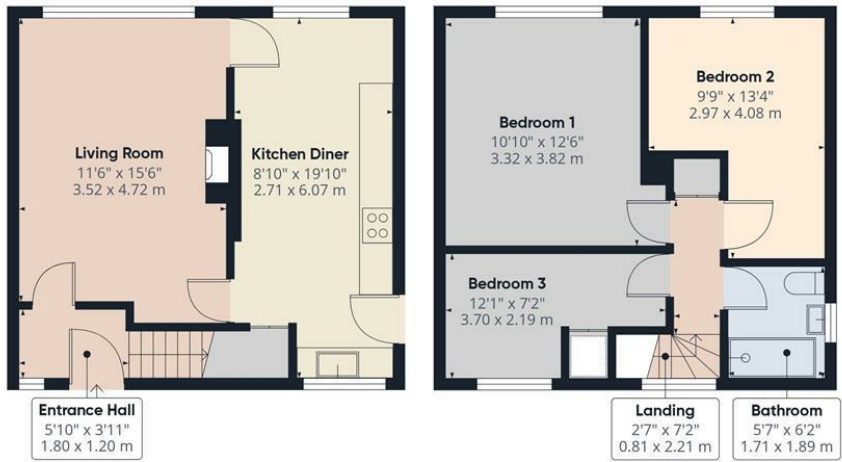


Directions

Please use the following postcode for Sat Nav guidance - PE9 4HY



Floor Plan



Approximate total area¹⁾
876 ft²
81.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

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.

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