



Warrenne Keep
Stamford, PE9 2NX
£350,000

Richardson

Warrenne Keep

Stamford, PE9 2NX

Situated in the heart of Stamford conservation area within easy walking distance of the many amenities the town has to offer and overlooking the historic St Peters Green, this established town house offers accommodation over 3 floors, and unusually has two allocated parking spaces in the private car park. Maintained to a high standard throughout, with refitted kitchen, shower room and utility room, the property also benefits from replacement double glazing and gas fired central heating. At the entrance, a recessed porch with store opens to a reception area with the refitted kitchen to one side with a range of built in appliances including larder fridge, oven, hob and dishwasher with Corian work surfaces and double doors opening to the lounge diner. Stairs give access to both the upper and lower ground floor, with the ground floor having a further sitting/garden room opening on to the southerly aspect garden. There is also a large useful utility room with further storage units. To the first floor there is the updated refitted shower room and the two bedrooms, one single and one double both having built in wardrobes. Externally is a garden area with alternative access to the car park, which has two allocated parking spaces. The property is offered with No Chain.

Recessed porch way

Reception area

Kitchen
9'10" x 6'6" (3m x 2m)

Lounge diner
14'4" x 12'5" (4.39m x 3.81m)

Lower floor



Sitting/garden room
13'6" x 12'5" (4.14m x 3.81m)

Utllity
12'5" x 8'10" (3.81m x 2.71m)

First floor

Shower room

Bedroom
11'1" x 10'8" (3.39m x 3.26m)

Bedroom
11'1" x 6'7" (3.4m x 2.02m)

External details

The rear garden is accessed by doorway from the sitting/garden room opening on to the southerly aspect garden, with paved patio area leading onto to a small lawn area. Pathway with stone walled/shared bank to the side, leads to the gated rear access. Within the private car park there are TWO allocated parking spaces.

Services

All main services are connected. Gas central heating.

Communication

According to Ofcom: Superfast Broadband is available

According to Ofcom: Mobile coverage Indoor coverage is likely with, O2, EE, Three & Vodafone

Council Tax

South Kesteven District Council Tax Band C

Service Charge

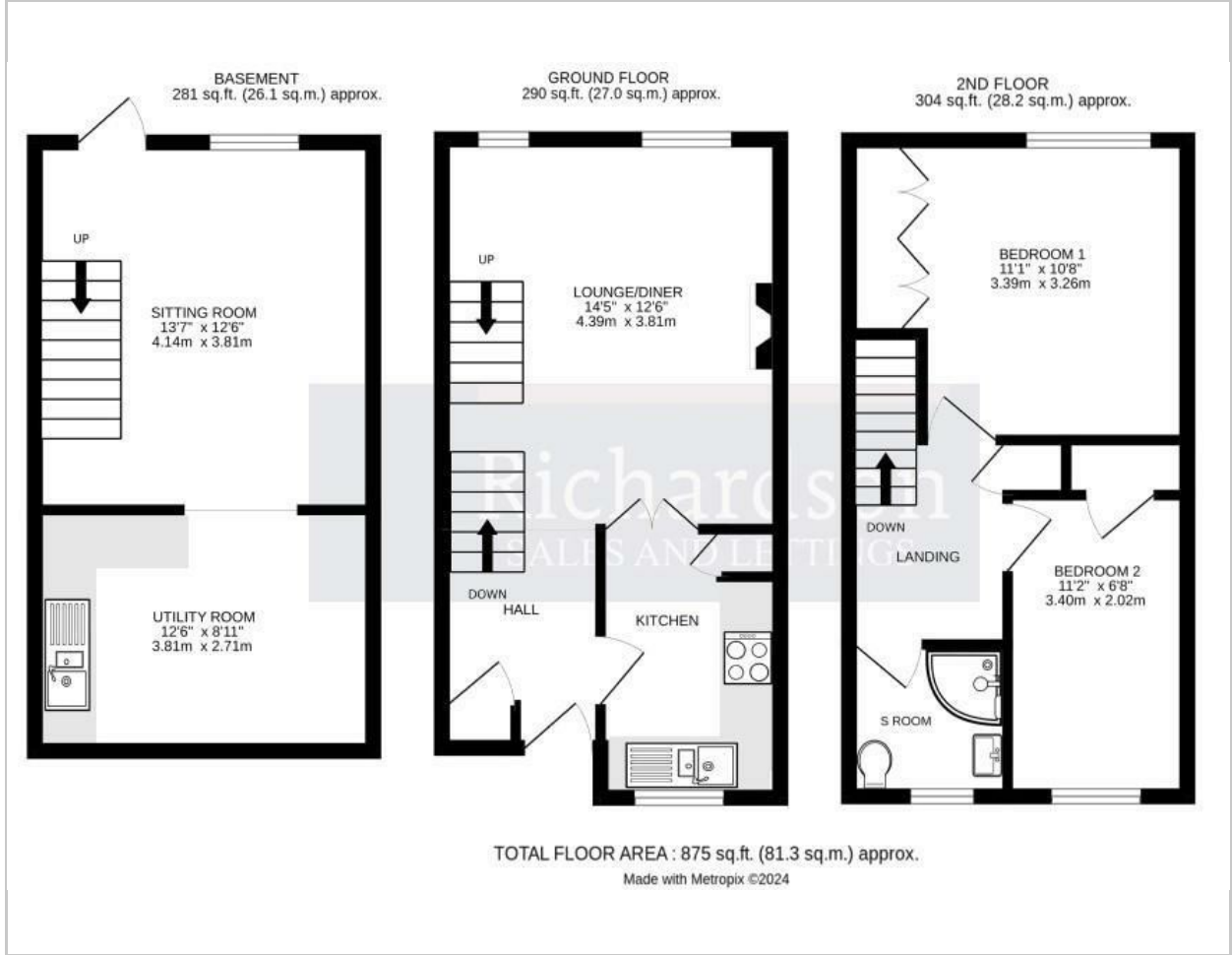
Although the property is Freehold it forms part of the Warrenne Keep and is subject to a management charge for the up keep and maintenance of the site. This includes communal areas, tree maintenance, insurance, maintenance of car park and gardens and management fee. The current cost is £495 per year invoiced 1st July and reviewed yearly.

Viewing

Telephone appointment with Richardson
post@richardsonsurveyors.co.uk



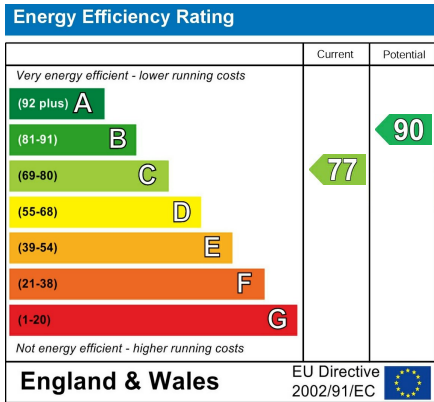
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

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