



Byron Way

Stamford, PE9 2GU

**Price Guide £215,000**

Richardson

## Byron Way

Stamford, PE9 2GU

Situated in a popular established development in a small cul-de-sac close to Malcolm Sargent school, with good access to Stamford town centre and the A1 both north and south bound, this modern mid terrace home is offered with NO CHAIN and benefits from UPVC double glazing and gas central heating. The accommodation comprises reception hall, lounge with laminate flooring with understairs recess and built in storage. The kitchen diner overlooks the rear garden with built in oven, hob and extractor, with replacement door to the garden. To the first floor are two bedrooms both with built in wardrobes/cupboards and 3 piece bathroom. Externally is the rear garden with patio and shrubs enclosed by panel fencing. The front is open plan with allocated parking for 2 vehicles.

Entrance hall

Lounge

15'8" x 12'0" max (8'10" min) (4.79m x 3.67m max (2.7m min))

Kitchen diner

12'0" x 8'3" (3.67m x 2.54m )

First floor landing

Bedroom

13'5" x 10'0" (4.11m x 3.06m )

Bedroom

10'6" x 6'10" (3.22m x 2.09m)





**Bathroom**  
7'6" x 4'11" (2.3m x 1.5m )

#### External details

Enclosed rear garden with shrub borders and paved patio area. Open plan easy to maintain front garden with path to front door and shallow canopy porch. Allocated parking for 2 vehicles.

#### Services

Mains water, gas, electricity and sewerage are connected. Gas central heating

#### Council Tax

South Kesteven District Council Tax Band B.

#### Tenure

Freehold

#### Communications

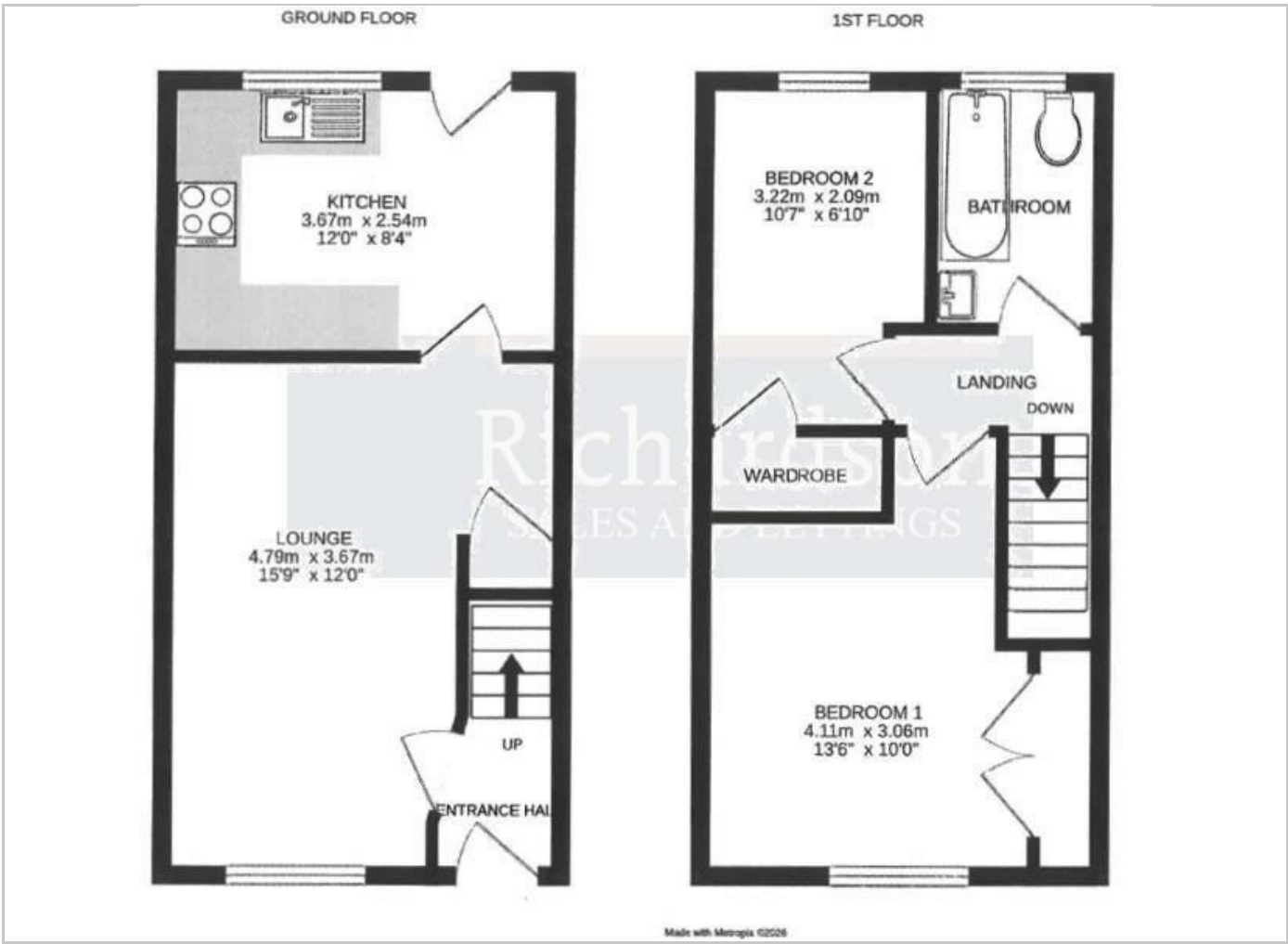
According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

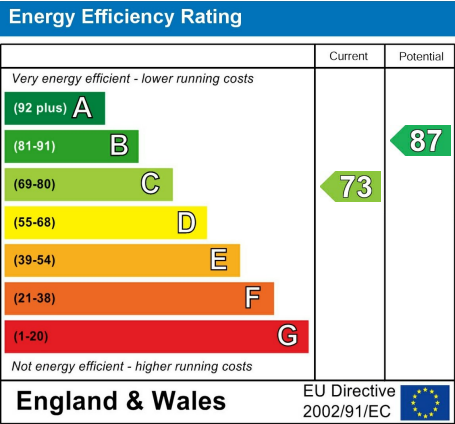
#### Viewing

All viewings are strictly by appointment through Richardson post@richardsonsurveyors.co.uk





Energy Efficiency Graph



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**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](http://www.richardsonsurveyors.co.uk)

**01780 762433**