



Mallard Court

Stamford, PE9 2ZE

Price Guide £275,000

Richardson

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Situated a stones throw from Stamford Station, The Meadows and Stamford town centre with its wide range of facilities, this modern town house is offered with NO CHAIN. Positioned in a small cul-de-sac and benefitting from allocated parking, the property offers a reception porch, living room with gas fire facility (current model is obsolete), kitchen diner to the rear with built in appliances including hob, oven, dishwasher and fridge freezer, with replacement double glazed door to the southerly aspect garden. To the first floor is a boiler cupboard with combination boiler, the bathroom with independent shower over the bath, and two bedrooms both having recess for wardrobes. The property has gas central heating and the majority of the windows have been replaced with double glazing units. The property has laminate flooring to the ground floor and open boarding to the first floor. An enclosed rear garden with private gated access and allocated parking to the front.

Entrance porch

Living room

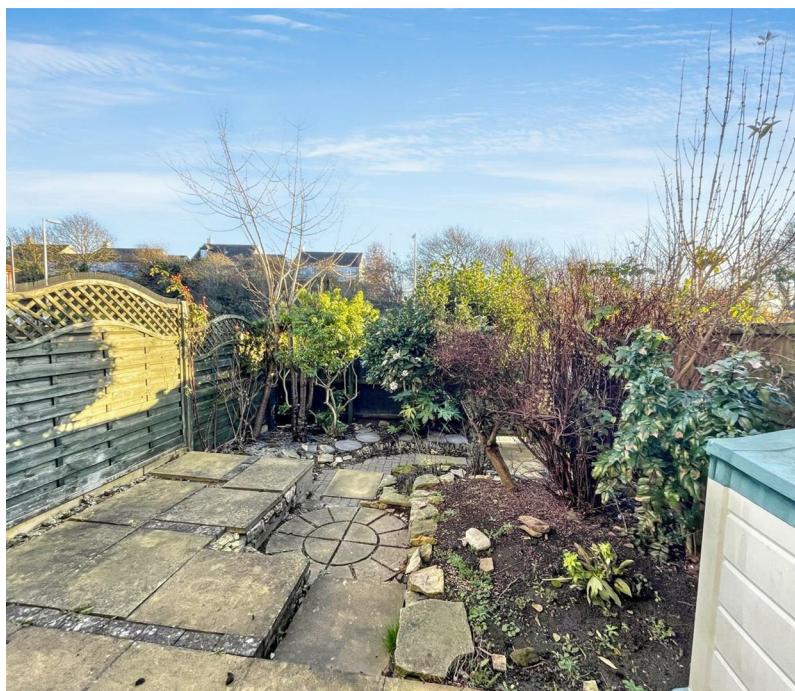
13'8" max x 13'0" (4.18m max x 3.97m)

Kitchen diner

13'8" x 9'0" (4.18m x 2.76m)

First floor landing





Bedroom
13'8" max x 10'7" (4.18m max x 3.23m)

Bedroom
11'7" max x 9'0" (3.55m max x 2.75m)

Bathroom
6'1" x 5'11" (1.86m x 1.82m)

External details
The property is positioned in a small cul-de-sac with ALLOCATED PARKING to the front. Gated access to the rear leads to a southerly aspect planted out courtyard rear garden with patio area and door to the kitchen diner.

Tenure
Freehold

Council Tax
South Kesteven District Council
Tax Band D

Services
All main services are connected

Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing
By appointment with Richardson
post@richardsonsurveyors.co.uk

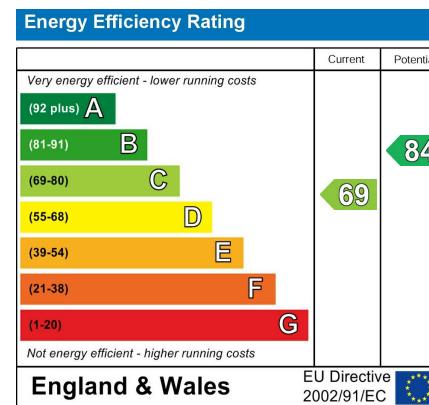
Floor Plan



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

01780 762433