



Queens Walk
Stamford, PE9 2QE
Price Guide £315,000

Richardson

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Located in a well established and popular area within walking distance of the town centre and with Waitrose Supermarket just around the corner, this well maintained home is offered with NO CHAIN. With the benefit of replacement double glazing, the property offers 2 reception rooms, the lounge having a flying bay window to allow plenty of natural light and gas fire to the fireplace. A separate dining room has a doorway to the kitchen. To the first floor there is a shower room and 2 bedrooms both with built in wardrobes/storage. Although well maintained and comfortable, some buyers may well look to possibly remodel and update the property to their own design. With the advantage of a driveway to the front providing off road parking for a single vehicle, there is a shared passageway to the side leading to the private rear garden which is enclosed with patio area and timber hobby room and outside WC to the back of the kitchen.

Entrance hall

Lounge

14'11" x 11'8" (4.56m x 3.58m)

Dining room

14'4" x 7'10" (4.37m x 2.41m)

Kitchen

11'2" x 7'9" (3.41m x 2.37m)

First floor landing

Shower room

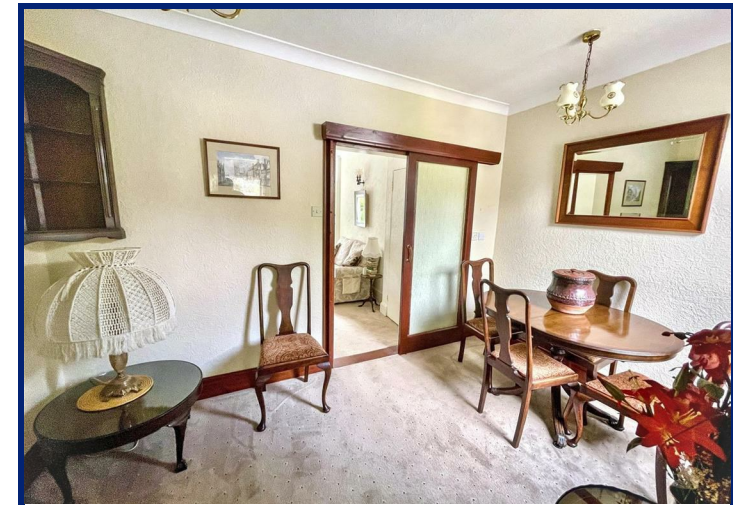
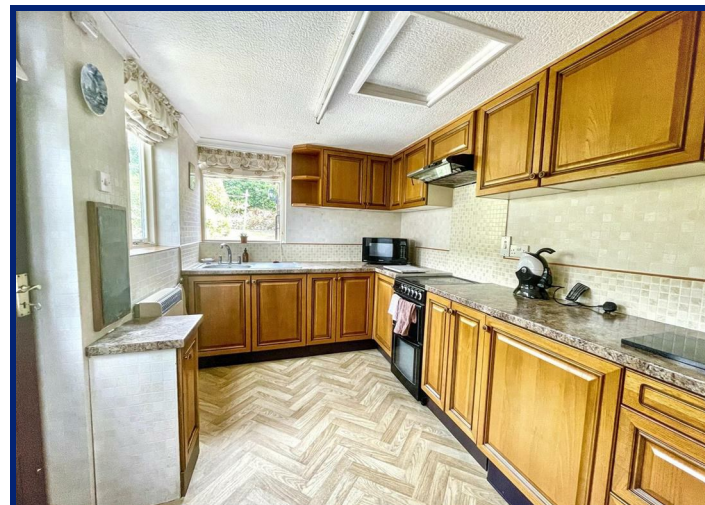
8'0" x 5'8" (2.46m x 1.74m)

Bedroom

14'4" x 11'2" (4.37m x 3.42m)

Bedroom

11'7" x 8'2" (3.55m x 2.50m)





External details

The property is located in a well established and popular area within walking distance of the town centre and with Waitrose Supermarket just around the corner. Set back, the property has the advantage of an off road parking space to the front with flower bed to the side. The rear garden is of good size with paved patio area with hobby room to the side. The gardens are laid to lawn with shrubs and borders enclosed by fencing.

Council Tax

South Kesteven District Council Tax Band B.

Services

All mains services are connected. Electric panel heating.

Tenure

Freehold

Communications

According to Ofcom: Ultrafast Full Fibre is available

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

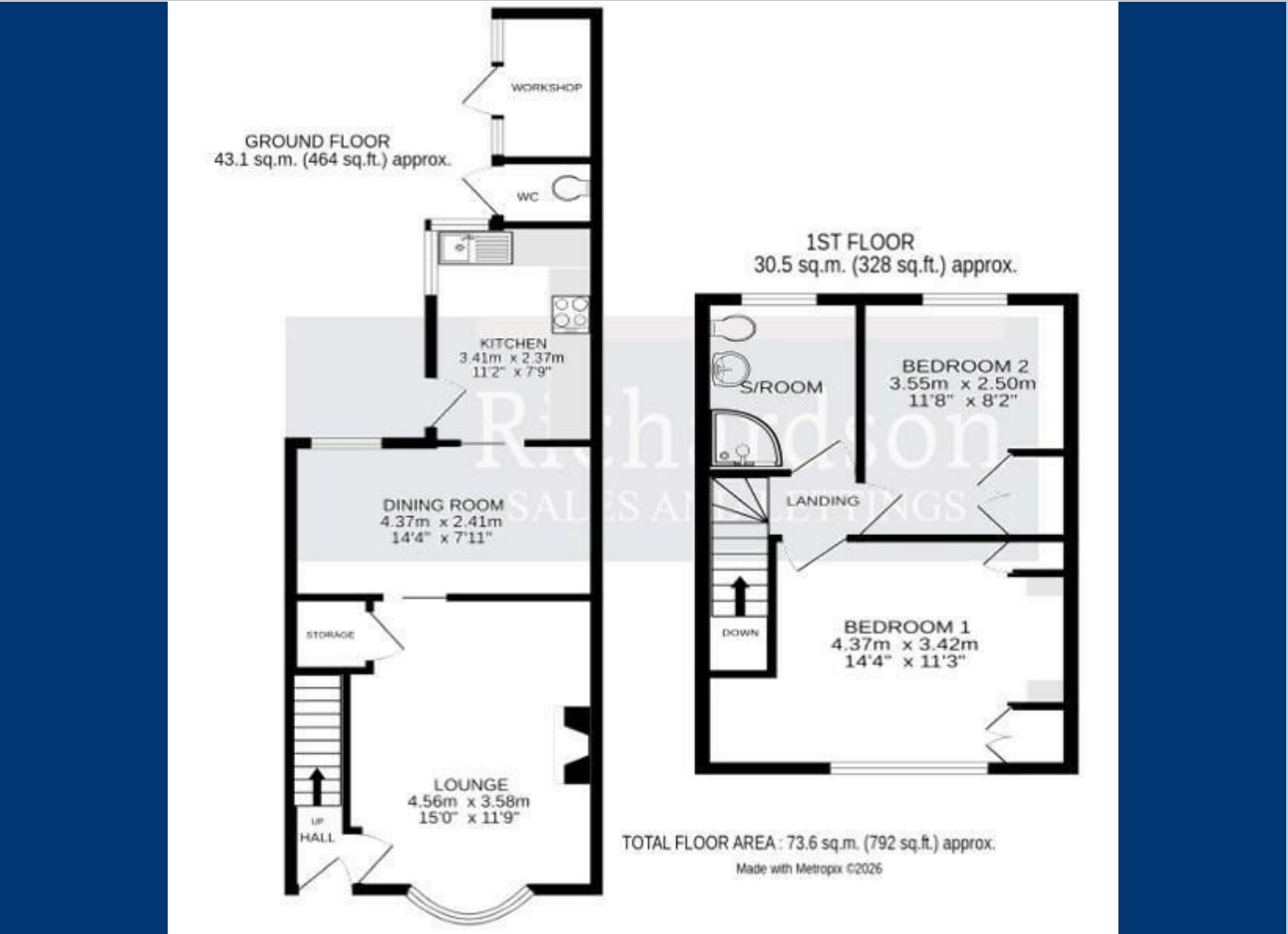
Agents Notes

The property is currently unregistered having been in the same ownership for a number of years. The purchaser will have the property registered upon purchase.

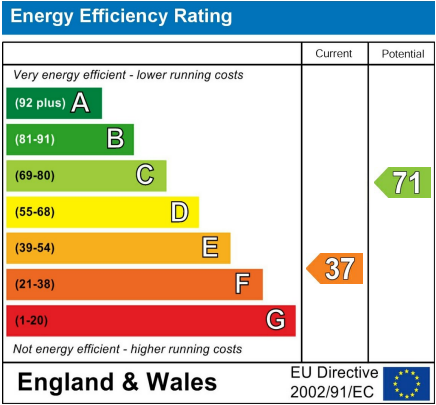
Viewing

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





Energy Efficiency Graph



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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.
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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.