



Foundry Road
Stamford, PE9 2PY

Price Guide £235,000

Richardson

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Positioned a short stroll from Waitrose Supermarket and Stamford town centre, this modern mid terrace home forms part of a small 'Court' of properties with archway giving access to parking and garage. With gas central heating, and replacement double glazing, the property is in need of a some cosmetic work but is offered with no chain. The property has also been extended to the rear to provide a dining/sunroom overlooking the garden with its south westerly aspect. The accommodation offers reception porch with built in storage cupboard, open plan kitchen breakfast, cloakroom, lounge with gas fire and twin doors opening to the dining/sunroom. The ground floor has either tiled or laminate flooring. To the first floor there are two double bedrooms both with built in wardrobes and bathroom. Enclosed courtyard garden with a gated access to garage with parking to front.

Reception porch area

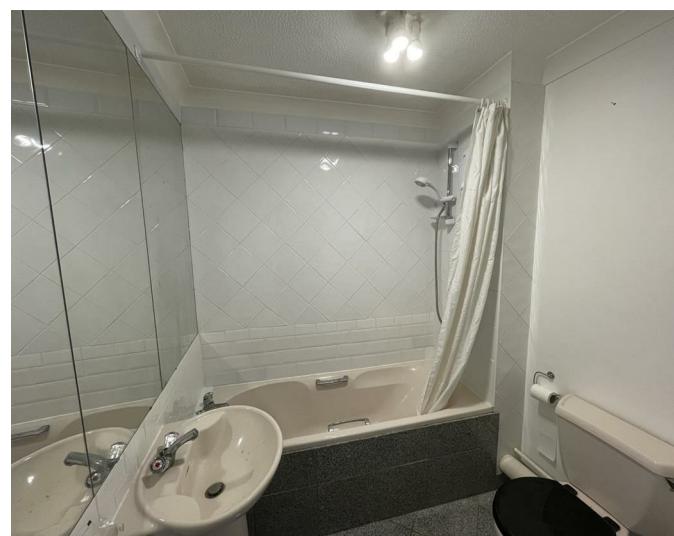
Kitchen breakfast
16'3" x 13'4" (4.96m x 4.08m)

Cloakroom

Lounge
13'10" x 12'2" (4.22m x 3.73m)

Dining/sunroom
11'4" x 7'9" (3.46m x 2.38m)





First floor landing

Bedroom

14'2" x 12'2" (4.33m x 3.73m)

Bedroom

10'8" x 9'8" (3.26m x 2.97m)

Bathroom

5'9" x 6'2" (1.77m x 1.88m)

External details

Enclosed paved courtyard garden with gated pathway to the rear and out to garage and parking

Services

Mains gas, electric, drainage and sewerage are available at the property.

Communication

According to Ofcom:

Mobile coverage is likely with EE, Three, O2 and Vodafone

Standard, superfast & ultrafast broadband is available

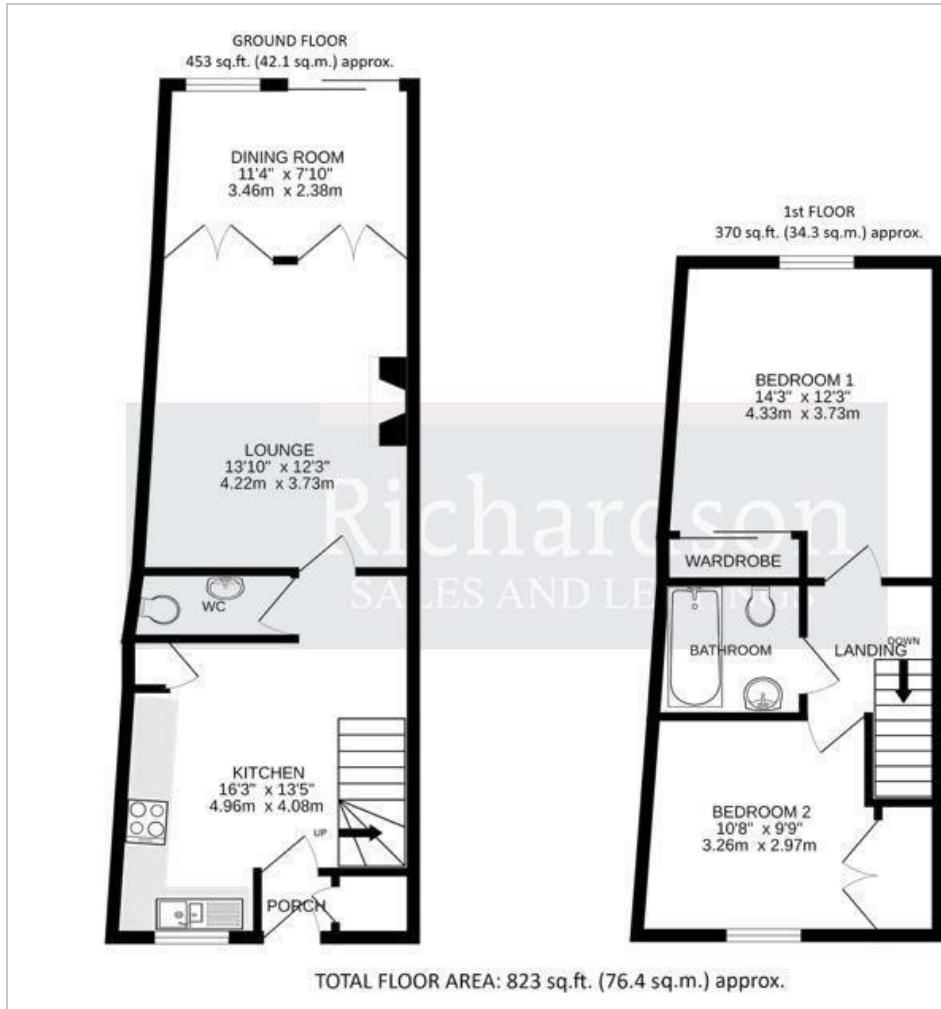
Council Tax

South Kesteven District Council Band C

Viewing

By appointment with Richardson Surveyors 01780 762433 or post@richardsonsurveyors.co.uk

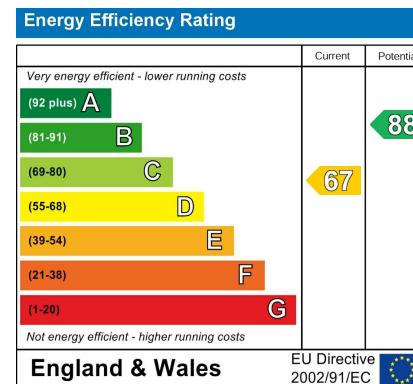
Floor Plan



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