



Foundry Road

Stamford, PE9 2PY

Price Guide £235,000

Richardson

Foundry Road

Stamford, PE9 2PY

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

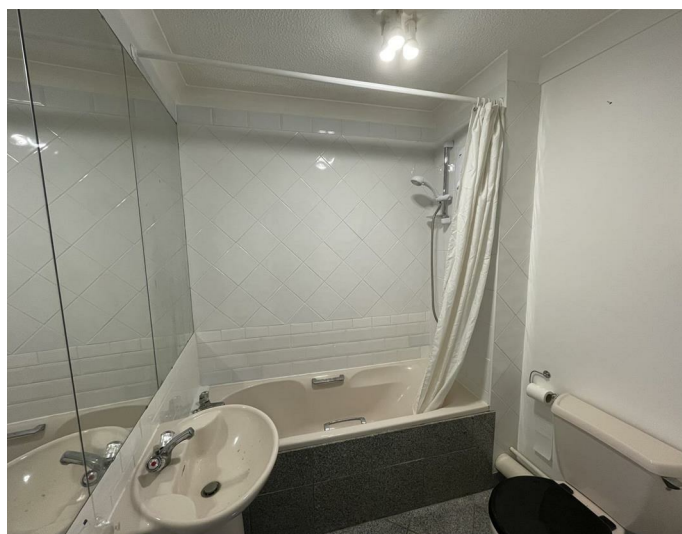
Standard, superfast & ultrafast broadband is available

Council Tax

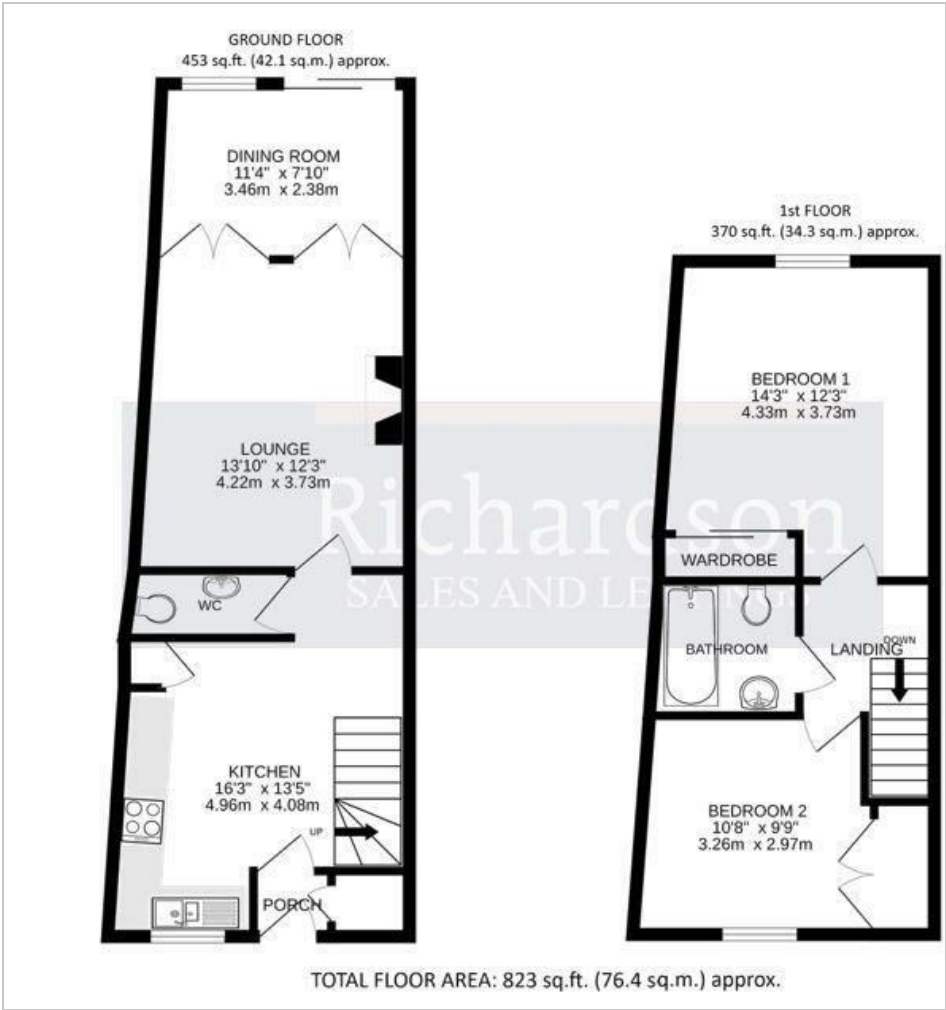
South Kesteven District Council Band C

Viewing

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



Floor Plan



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.

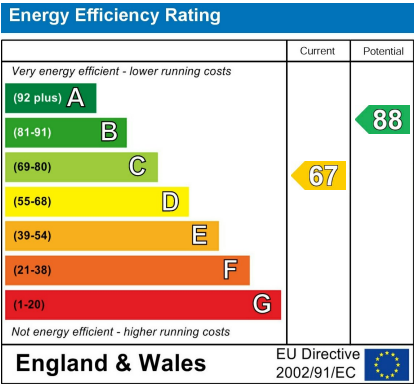
MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling 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.

Area Map



Energy Efficiency Graph



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

www.richardsonsurveyors.co.uk

01780 762433