



St. Pauls Street
Stamford, PE9 2BH

Offers Over £500,000

Richardson

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An attractive double fronted Stamford Town House offering accommodation over 3 floors as well as a cellar. Listed Grade II and within Stamford conservation area, the property is located just yards from the pedestrian shopping area of the town centre with Marks & Spencers Simply Food, the corner shop. The property is in need of updating and modernising but retains period features and gives the opportunity, subject to planning, for a buyer to put their own stamp on the property and make a superb home. The property offers reception porch, living room, dining room, kitchen, sun room/conservatory and a cellar comprising of 2 rooms. To the first floor is a shower room and 2 bedrooms. To the second floor is a further 2 bedrooms and a ensuite bathroom. Externally French doors lead out into a enclosed walled courtyard garden. The property does have gas central heating and is offered with No Chain.

Reception porch

Living room

Dining room

Kitchen

Sunroom/conservatory

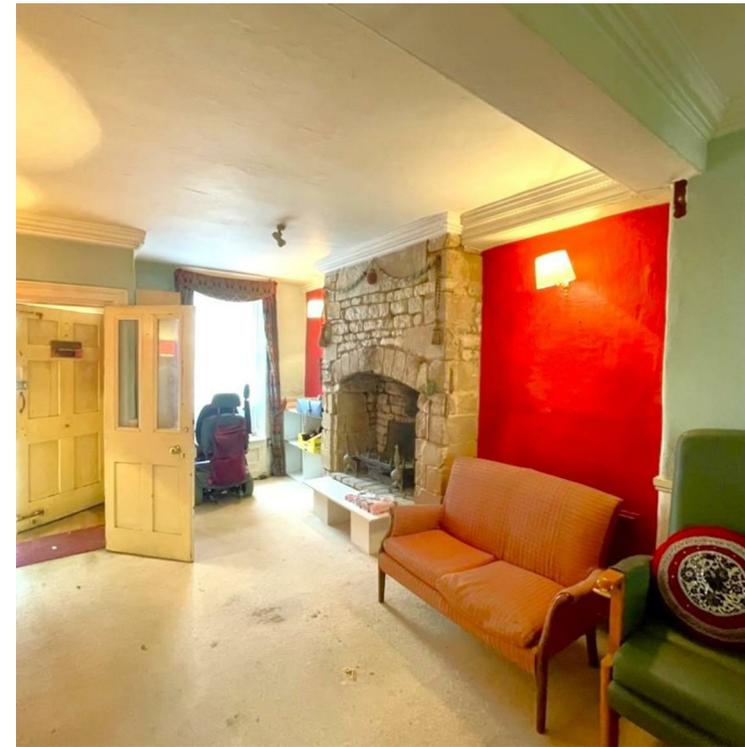
Cellar

First floor landing

Shower room

Bedroom

Bedroom





Second floor landing

Bedroom

Ensuite bathroom

Bedroom

External details

There is an enclosed rear garden/courtyard with high degree of privacy.

Services

All main services are connected. It be noted that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

Council Tax

South Kesteven District Council Tax Band C

Communication

According to Openreach: Ultrafast Full Fibre is available

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

Agents notes

The property is being sold on the instructions of a corporate client. It is marketed subject to obtaining grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Viewing

By appointment with Richardson post@richardsonsurveyors.co.uk

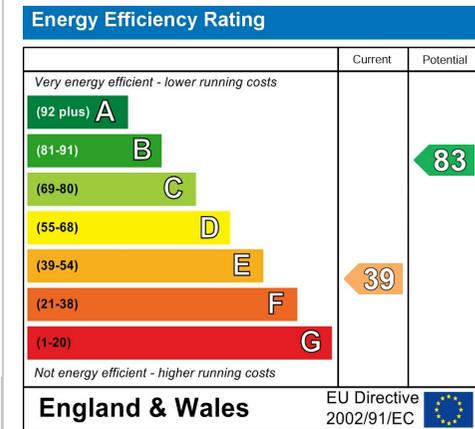


Floor Plan

Area Map



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.
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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.

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

www.richardsonsurveyors.co.uk

01780 762433