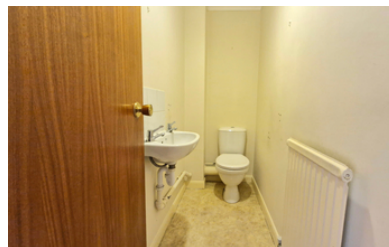
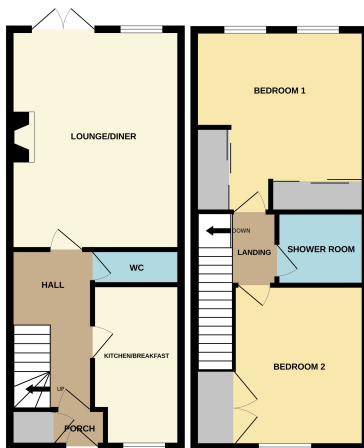




4 Foundry Court, Stamford PE9 2PY

£235,000



***** NO ONWARD CHAIN ***** This two bedroom property would make an ideal investment or first time buy, situated within walking distance to Stamford town centre and local amenities. Briefly comprising porch, entrance hall, kitchen/breakfast room, downstairs cloakroom and lounge/diner. Upstairs, there are two double bedrooms, both with built-in wardrobes, and a family shower room. The low maintenance garden is enclosed by timber fencing, with gated access to the off road parking and single garage. EPC Energy Rating C / Council Tax Band C.

ENTRANCE PORCH

UPVC double glazed door to the front.

HALLWAY

Double radiator. Stairs to first floor accommodation. Coving to ceiling.

KITCHEN/BREAKFAST ROOM

12' 9" x 7' 1" max (3.89m x 2.16m max) (approx) Fitted with a range of eye level and base units with worktops over. Sink and drainer with mixer tap over. Eye level oven, hob with extractor fan over. Space and plumbing for washing machine. Coving to ceiling, radiator. UPVC double glazed window to the front.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Radiator, coving to ceiling, extractor fan.

LOUNGE/DINER

17' 4" x 13' 6" (5.28m x 4.11m) (approx) Fireplace, radiator, coving to ceiling. UPVC double glazed window and French doors to the rear.

LANDING

Loft access, coving to ceiling.

BEDROOM ONE

14' 4" x 13' 6" (4.37m x 4.11m) (approx) Two UPVC double glazed windows to the rear. Two built in wardrobes, radiator, loft access and coving to ceiling.

BEDROOM TWO

10' 4" x 9' 8" (3.15m x 2.95m) (approx) UPVC double glazed window to the front. Built in wardrobe, radiator and coving to ceiling.

SHOWER ROOM

Fitted with a three piece suite comprising walk-in shower, wash hand basin and WC. Part tiled, coving to ceiling, extractor fan and radiator.

OUTSIDE

The low maintenance garden is enclosed with timber fencing, paved with patio slabs, and has a gate leading to parking and the single garage.

AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

