


**12 Anne Road, STAMFORD PE9 1HT**
**£249,000**


\*\*\* THREE BEDROOM HOME \*\*\* Located in the highly sought after town of Stamford, this well presented three bedroom end terrace home, offers an ideal opportunity for first time buyers and investors alike. The property features an entrance hall, downstairs cloakroom, a spacious lounge, a dining room with French doors opening onto the rear garden, and a modern kitchen. Upstairs boasts three generously sized bedrooms and a refitted shower room. Externally, the home benefits from side-by-side off road parking for two cars and a low maintenance rear garden. EPC Energy Rating C / Council Tax Band B.

**UPVC DOOR TO:**

**ENTRANCE HALL**

Laminate flooring, radiator, stairs to first floor accommodation with cupboard under.

**CLOAKROOM**

Fitted with a two piece suite comprising corner wash hand basin and WC. Laminate flooring. UPVC double glazed window to the front.

**LOUNGE**

14' 2"max x 11' 7" max (4.32 x 3.53m ) (approx) Radiator, coving to ceiling. UPVC double glazed window to the front. Door to:

**DINING ROOM**

10' 9" x 9' 10" (3.28m x 2.99m) (approx) Radiator. UPVC double glazed French doors to the garden. Door to:

**KITCHEN**

10' 8" x 7' 10" (3.26m x 2.40m) (approx) Fitted with eye level and base units with worktop over. Stainless steel sink and drainer with tiled splashback. Inset oven and microwave over, gas hob with extractor over. Pantry cupboard with window to the rear. Space for fridge / freezer, space and plumbing for washing machine. UPVC double glazed window and door to the garden. Door to entrance hall.

**LANDING**

Airing cupboard. Loft access.

**BEDROOM ONE**

13' 10" max x 9' 7" min (4.22m x 2.92m) (approx) UPVC double glazed window to the front. Radiator and cupboard.

**BEDROOM TWO**

11' 5" max x 9' 4" (3.49m x 2.85m) (approx) UPVC double glazed window to the rear. Radiator and fitted wardrobe.

**BEDROOM THREE**

8' 11" x 8' 4" (2.73m x 2.53m) (approx) UPVC double glazed window to the front. Radiator and fitted wardrobe over bulkhead.

**SHOWER ROOM**

Fitted with a three piece suite comprising walk in shower, push button flush toilet and sink unit with cupboards under. Chrome heated towel rail, fully tiled. Two UPVC double glazed windows to the rear.

**OUTSIDE**

To the front, a double width driveway enclosed by low level fencing, provides ample off road parking.

To the rear, the easy maintenance garden is enclosed by timber fencing and is gated to the rear. Patio area, gravelled area, path to rear gate. Access to outside storage, currently used as a utility room.

**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.

