



67 Radcliffe Road, Stamford, Lincolnshire PE9 1AU

£205,000



***** TOWN CENTRE ***** Located just a short stroll from Stamford town centre, this beautifully presented two-bedroom character cottage has been thoughtfully upgraded throughout. The accommodation includes a welcoming front living room, a well-appointed kitchen with a handy storage cupboard, a bright dining area/conservatory, two bedrooms, and a modern shower room. Outside, there is a private decked courtyard with a useful outbuilding. Early viewing is highly recommended – contact us today on 01780 757788 to arrange yours. Council Tax Band A / EPC Rating D.

UPVC DOUBLE GLAZED DOOR TO:

LOUNGE

3.33m x 3m (10' 11" x 9' 10") Feature fireplace, laminate flooring, radiator. UPVC double glazed window to the front.

KITCHEN

3.35m x 2.72m (11' 0" x 8' 11") Fitted with a range of eye level and base units with worktop over. Sink and drainer. Four ring electric hob with extractor over, oven. Space for fridge, space for washing machine. Radiator, under stair storage cupboard. Window to the rear.

SUN ROOM / DINING ROOM

3.43m x 1.68m (11' 3" x 5' 6") Double glazed windows to the front and side. Wooden double glazed door. Radiator.

LANDING

BEDROOM ONE

3.02m x 2.59m (9' 11" x 8' 6") UPVC double glazed window to the front. Radiator, laminate flooring.

BEDROOM TWO

2.59m x 2.29m (8' 6" x 7' 6") UPVC double glazed window to the rear. Radiator. laminate flooring

SHOWER ROOM

Fitted with a three piece suite comprising double shower cubicle, wash hand basin and WC. Heated towel rail.

OUTSIDE

To the rear is an enclosed courtyard garden with decking. Outbuilding.

AGENT NOTE:

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

