



20 Edinburgh Road, Stamford PE9 1HH

£240,000



***** NO ONWARD CHAIN ***** Located in the highly sought after town of Stamford, this three bedroom end terrace home occupies a generous corner plot and offers fantastic potential for restoration. The property features an entrance hall, a kitchen/diner and a spacious lounge, while the first floor provides three well proportioned bedrooms and a family bathroom. Outside, the home benefits from front and rear gardens along with a useful brick-built outhouse for storage. EPC Energy Rating D / Council Tax Band B.

UPVC FRONT DOOR INTO:

ENTRANCE HALL

Window to the side and stairs to first floor accommodation with storage under.

KITCHEN / DINER

3.96m x 3.06m (13' 0" x 10' 0") (Approx) Fitted with a range of eye level and base units with worktops over and tiled splashback. Sink with inset drainer and mixer tap over. Oven, gas hob and extractor hood over. Radiator, tiled flooring, window to the front and door to the side.

LOUNGE

4.99m x 4.09m (16' 4" x 13' 5") (Approx) Storage cupboard, fireplace with surround, coving to the ceiling, laminate flooring, radiator and window to the rear.

LANDING

Two storage cupboards and loft access.

BEDROOM ONE

3.97m x 3.11m (13' 0" x 10' 2") (Approx) Radiator and window to the front.

BEDROOM TWO

4.12m x 3.11m max (13' 6" x 10' 2") (Approx) Radiator and window to the rear.

BEDROOM THREE

2.47m x 2.42m (8' 1" x 7' 11") (Approx) Radiator and window to the rear.

FAMILY BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Radiator, fully tiled, frosted window to the front and frosted window to landing.

OUTSIDE

To the front of the property, the garden is mainly laid to lawn and features a pathway leading up to the front door, framed by well-established planting and mature hedging. The generous corner plot also offers additional outside space to the side, where there is convenient access to two brick-built storage cupboards, ideal for garden tools, bicycles or general household storage.

The rear garden is also mainly laid to lawn and surrounded by mature planting and shrubbery. It also benefits from a useful garden shed and a greenhouse, offering excellent potential for keen gardeners or those looking to make the most of the outdoor space.

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.

