



74 Drift Avenue, STAMFORD PE9 1UY

£220,000



*** GREAT LOCATION *** This end of terrace two bedroom home would make an ideal first time buy or investment opportunity. Situated at the end of Drift Avenue and adjacent to an open space, it is within easy reach of Stamford College, swimming pool, and only a short walk to the town centre. There are two parking spaces to the front of the property. To fully appreciate what this well presented home has to offer, please call us on 01780 757788 for more information. EPC Energy Rating C / Council Tax Band B.

UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

Storage cupboard, radiator. Stairs to first floor accommodation.

KITCHEN

10' 6" x 6' 6" (3.20m x 1.98m) (approx) Fitted with a range of eye level and base units with worktop over. Sink and drainer, electric oven and gas hob with extractor fan over. Space for free standing fridge / freezer. Space and plumbing for washing machine. Part tiled, radiator, boiler. UPVC double glazed window to the front.

LOUNGE / DINER

12' 3" x 13' 9" (3.73m x 4.19m) (approx) Radiator. UPVC double glazed sliding door to the rear.

LANDING

Storage cupboard, loft access.

BEDROOM ONE

12' 3" x 9' 5" (3.73m x 2.87m) (approx) UPVC double glazed window to the rear. Radiator, built in wardrobe.

BEDROOM TWO

10' 1" x 5' 7" (3.07m x 1.70m) (approx) UPVC double glazed window to the front. Radiator, built in wardrobe.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Part tiled, radiator. UPVC double glazed window to the front.

OUTSIDE

To the front, a block paved driveway provides two off road parking spaces.

To the rear, the garden is laid to lawn and enclosed by timber fencing, gated to the side. Patio area, and path to the rear of the garden, leading to the back gate.

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.

