



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

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New Street,
Stamford, PE9 1ES
Offers in Excess of £245,000

SUMMARY

- Extended Two bedroom Property
- Close to Town Centre
- Situated in a quiet location
- Front & Rear Gardens, Garage
- Lots of potential to improve
- Kitchen/ breakfast room
- Downstairs WC, utility area ,study
- Open plan living dining space





Early viewings are highly advised on this two bedroom terrace extended property, situated in a sought after location. Lots of potential to improve! The property briefly comprises; entrance porch, hall, open plan living dining room with under stairs cupboard, kitchen break fast room leading to utility space, small study space/storage room and a downstairs WC. The first floor offers a landing space with exposed stone work, two bedrooms and a spacious family bathroom with bath and shower. The property also benefits from a garage and front and rear gardens. Please call 01780 238110 and register your interested with a member of our team. The historic market town of Stamford with from many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.



Tenure: Freehold

EPC Rating: Pending

Council Tax Band: B

Local Authority: SKDC

Services: Mains electric, Gas, Water

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor
Approx. 44.5 sq. metres (478.5 sq. feet)



First Floor
Approx. 35.2 sq. metres (379.3 sq. feet)



Total area: approx. 79.7 sq. metres (857.8 sq. feet)

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