



Anne Road
Stamford PE9 1HT

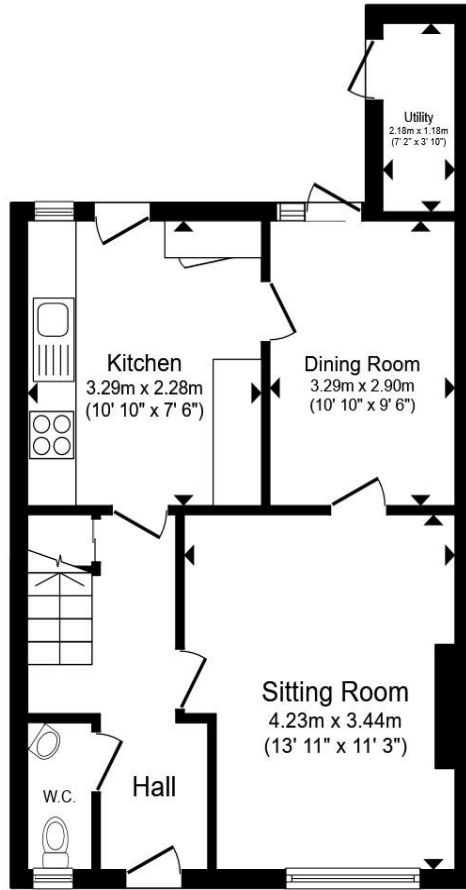


KNIGHT
PARTNERSHIP

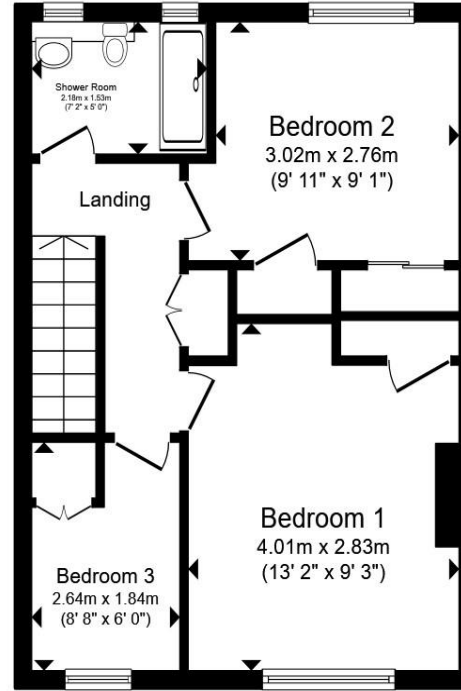
Welcome to
Anne Road
Stamford

This three-bedroom end-terrace home is situated with easy access to local schooling and amenities, and accessible to the town centre. Benefits from a low maintenance garden and driveway for off road parking.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Sitting Room

13' 11" x 11' 3" (4.24m x 3.43m)

Dining Room

10' 10" x 9' 6" (3.30m x 2.90m)

Kitchen

10' 10" x 7' 6" (3.30m x 2.29m)

Store/Utility

7' 2" x 3' 10" (2.18m x 1.17m)

Bedroom One

13' 2" x 9' 3" (4.01m x 2.82m)

Bedroom Two

9' 11" x 9' 1" (3.02m x 2.77m)

Bedroom Three

8' 8" x 6' (2.64m x 1.83m)

Shower Room

7' 2" x 5' (2.18m x 1.52m)

Total floor area 81.4 sq.m. (877 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

A party must rely upon its own inspection(s). Powered by www.propertybox.io

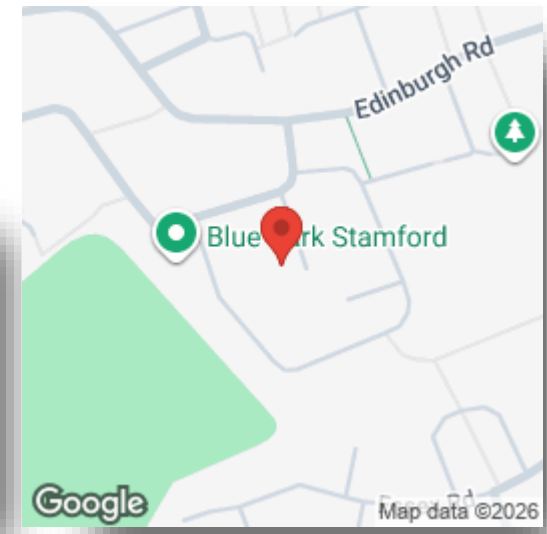


Welcome to Anne Road Stamford

- End-terrace home
- Three-bedrooms
- Sitting room & dining room
- Situated with easy access to local schooling & amenities
- Driveway providing off road parking
- Low maintenance garden
- Downstairs cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over
£230,000



Please note the marker reflects the
postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 knightpartnership.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



KNIGHT
PARTNERSHIP

Property Ref:

SMD105358 - 0005