

45 Northumberland Avenue, Stamford, PE9 1EB

Nestled in the charming town of Stamford, this delightful mid-terrace house has been renovated to a high standard, ensuring a comfortable and stylish home for its future occupants. Positioned just a short walk from the town center, this home is ideal for a first time buyer or investor.

In brief, the accommodation comprises; Entrance hallway, living room, kitchen diner, two double bedrooms and a bathroom with bath and shower over. The house has undergone an extensive renovation, to include a brand new kitchen, bathroom, new windows, external insulation and rendering, as well as cosmetic updating creating a beautifully presented home.

Externally, the garden has also undergone renovation with a newly laid patio, decking area and lawn space.

Agent note: There is a right of way across the back of the property providing the neighbor with rear access

NO CHAIN
£239,950 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Extensively renovated throughout
- Brand new kitchen diner
- Walking distance to town centre
- EPC: C Council Tax: A

- Two double bedrooms
- Stunning rear garden
- Modern bathroom with black fittings
- NO CHAIN



ACCOMMODATION:

Entrance Hallway

Living Room

3.45m x 4.22m (11'4 x 13'10)

Kitchen Diner

4.39m x 2.82m (14'5 x 9'3)

First floor landing

Main Bedroom

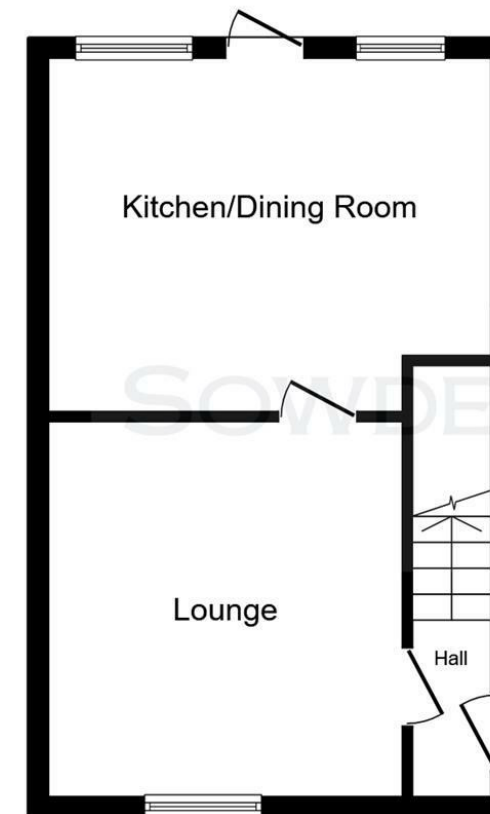
3.66m x 3.45m max (12' x 11'4 max)

Bedroom

3.43m x 2.41m (11'3 x 7'11)

Bathroom

FLOOR PLAN:



Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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