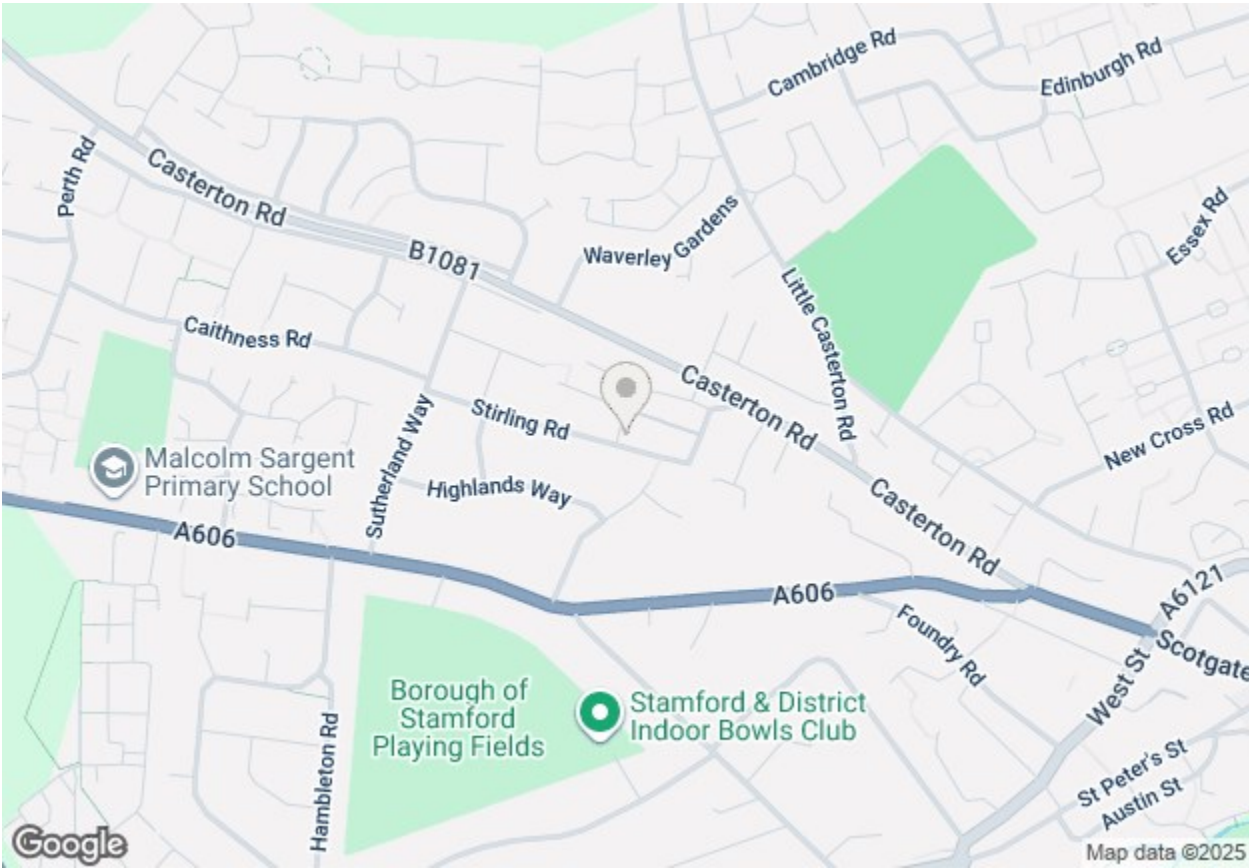




32 Reform Street, Stamford, PE9 2XB

Period Two-Bedroom End Terrace Home on Corner Plot – Generous Garden & No Chain

This attractive two-bedroom period end terrace offers a fantastic opportunity for buyers seeking a characterful home with space and convenience. Positioned on a generous corner plot, the property enjoys a larger-than-average rear garden and benefits from no onward chain.

Inside, the accommodation comprises two separate reception rooms, providing flexible living and dining space, along with a fitted kitchen to the rear. Upstairs, there are two well-proportioned bedrooms and a family bathroom. The home also features gas fired central heating and replacement double glazed windows.

With easy access to the town centre and local amenities, this property is ideally located for both homeowners and investors alike.

A rare opportunity to secure a period home with excellent outdoor space and no chain delays.

Asking Price £269,995 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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.

- End-terrace home
 - Two bedrooms
 - Gas fired central heating
 - Fenced access across the back of the property
 - NO CHAIN
- Two reception rooms
 - Generous garden and patio area
 - Corner plot location
 - Viewing highly recommended
 - Council Tax Band - B, EPC - D



ACCOMMODATION:

Entrance Hall 2.18m x 2.08m (7'2 x 6'10)

Sitting Room 3.78m x 2.92m (12'5 x 9'7)

Dining Room 4.24m x 3.18m (13'11 x 10'5)

Kitchen 4.70m x 1.35m (15'5 x 4'5)

Landing

Main Bedroom 3.68m x 2.90m (12'1 x 9'6)

Bedroom Two 3.20m x 2.46m (10'6 x 8'1)

Bathroom

FLOOR PLAN:



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