



10 Southview Terrace, New Cross Road, Stamford, Lincolnshire, PE9 1QY

Two-Bedroom Terraced Home – Well-Presented Property within Walking Distance of the Town Centre

This well-presented two-bedroom terraced home offers comfortable and convenient living, located just a short walk from the town centre and local amenities. The property has been maintained to a good standard throughout and combines modern comfort with practical living space.

The accommodation includes a generous lounge/diner, providing a welcoming and versatile area for both relaxing and entertaining, along with a fitted kitchen. Upstairs, there are two bedrooms including a spacious main bedroom, and a recently fitted bathroom featuring both a bath and a walk-in shower.

The property benefits from gas fired central heating and double glazing throughout. Externally, there is an enclosed rear garden with both patio and lawn areas, offering a private outdoor space ideal for enjoying the warmer months.

Perfect for first-time buyers, downsizers, or investors, this home offers style, comfort, and convenience in a desirable and accessible location close to the heart of town.

Asking Price £309,995 Freehold

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 69 | 81 |
| 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 | | | |
| | | 48 | 88 |
| 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.

- Stylish terraced home
- Well presented
- Recently fitted bathroom with bath & walk-in shower
- Close to the town centre
- Gas fired central hating
- Two bedrooms
- Open plan lounge diner
- Gas fired central heating
- Enclosed patio & lawn garden
- Countl Tax Band - B, EPC - C



ACCOMMODATION:

Entrance Hall

Lounge
3.76 x 3.1 (12'4" x 10'2")

Dining room
3.63 x 3.33 (11'10" x 10'11")

Kitchen
3.28 x 2.01 (10'9" x 6'7")

Landing

Bedroom one
4.11 x 3.07 (13'5" x 10'0")

Bedroom two
3.63 x 2.44 (11'10" x 8'0")

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