

4 Lock Mews Uffington Road, Stamford, PE9 3FD

This modern mid-terrace house offers a delightful blend of comfort and contemporary living. With a shared ownership opportunity of 30%, this property presents an excellent opportunity for first-time buyers.

The house features a well-proportioned reception room, perfect for relaxing or entertaining guests. The two spacious double bedrooms provide ample space, making it ideal for small families or professionals seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring convenience and comfort for everyday living.

Stamford is renowned for its picturesque streets and rich history, offering a vibrant community atmosphere. Residents will appreciate the proximity to local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected, making commuting to nearby towns and cities a breeze.

The property comes with B EPC rating, has gas fired central heating and double glazed windows. To the rear is a South-facing lawn garden with covered patio area and access to the two parking spaces.

30% Shared ownership £85,500 Leasehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	
(69-80) C	
(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.

- 30% Shared Ownership
- Modern terraced home
- Spacious sitting room
- Two parking spaces
- Monthly Rental for the remaining 70% - £506.60, Maintenance £59.79 p/m

- Two double bedrooms
- Efficient EPC B rated living
- Kitchen diner
- South facing garden with covered patio area
- Council Tax Band - B



ACCOMMODATION:

Entrance Hall
3.38m x 2.16m (11'1" x 7'1")

Cloakroom
1.60m x 1.09m (5'3" x 3'7")

Sitting Room
5.08m x 2.90m (16'8" x 9'6")

Kitchen Diner
5.08m x 2.34m (16'8" x 7'8")

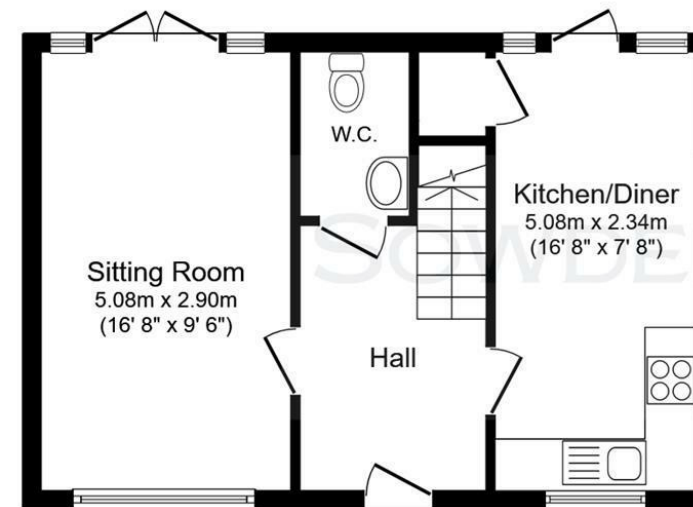
Landing

Main Bedroom
5.11m x 2.36m (16'9" x 7'9")

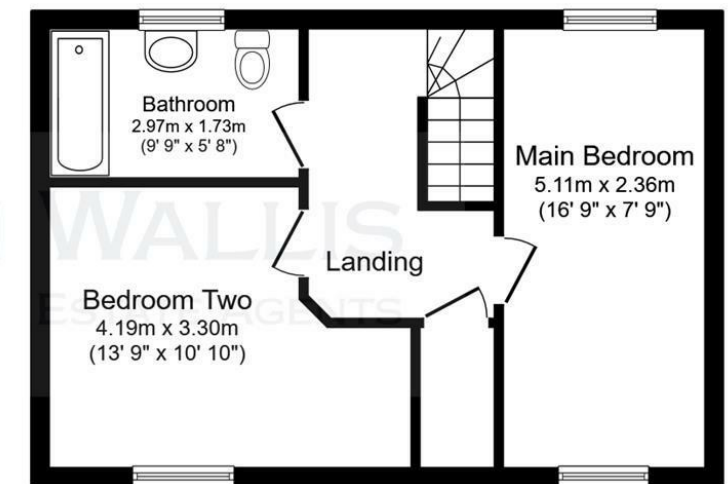
Bedroom Two
4.19m max x 3.30m (13'9" max x 10'10")

Bathroom
2.97m x 1.73m (9'9" x 5'8")

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