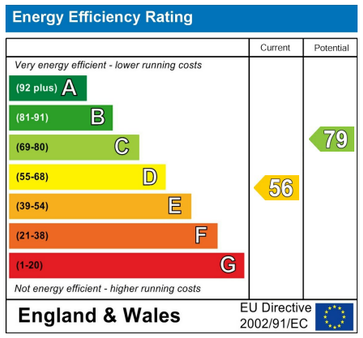
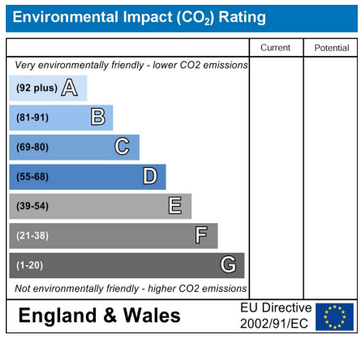




59 Drift Avenue, Stamford, PE9 1UY

This three-bedroom semi-detached home offers an excellent opportunity for purchasers looking for a property with scope for modernisation and improvement. Offered to the market with NO CHAIN, the property provides well-proportioned accommodation together with useful outside space and ample parking.

The accommodation comprises a welcoming sitting room, a kitchen diner providing a practical space for everyday living and entertaining, and a convenient downstairs cloakroom. To the first floor are three bedrooms served by a family bathroom.

Externally, the property benefits from gardens to both the side and rear, together with ample off-street parking, providing excellent potential for families and those requiring multiple vehicles.

The property does require modernisation, providing an opportunity for the incoming purchaser to update and personalise the accommodation to their own requirements. The central heating boiler is currently not working.

The property has also experienced shrinkage subsidence. No underpinning has been required, and relevant documentation relating to the subsidence is available from Sowden Wallis for prospective purchasers to review.

Offered with NO CHAIN, this property represents an excellent opportunity for those seeking a project with considerable potential. Viewing is highly recommended.

Offers Over £235,000 Freehold

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.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Three bedroom semi-detached home
- Gas fired central heating - boiler not currently working
- Off street parking
- NO CHAIN
- Property has had shrinkage subsidence, no under pinning was required
- Sitting room & kitchen diner
- Some modernisation required
- Garden to the rear and side
- Council Tax Band - B, EPC -

ACCOMMODATION:

Entrance Hall
4.22m x 1.70m (13'10 x 5'7)

Sitting Room
3.48m x 4.17m (11'5 x 13'8)

Kitchen/Diner
3.20m x 3.18m x 5.33m x 2.11m (10'6 x 10'5 x 17'6 x 6'11)

Downstairs W/C
1.40m x 0.99m (4'7 x 3'3)

Rear Entrance Hall
1.70m x 1.40m (5'7 x 4'7)

Landing

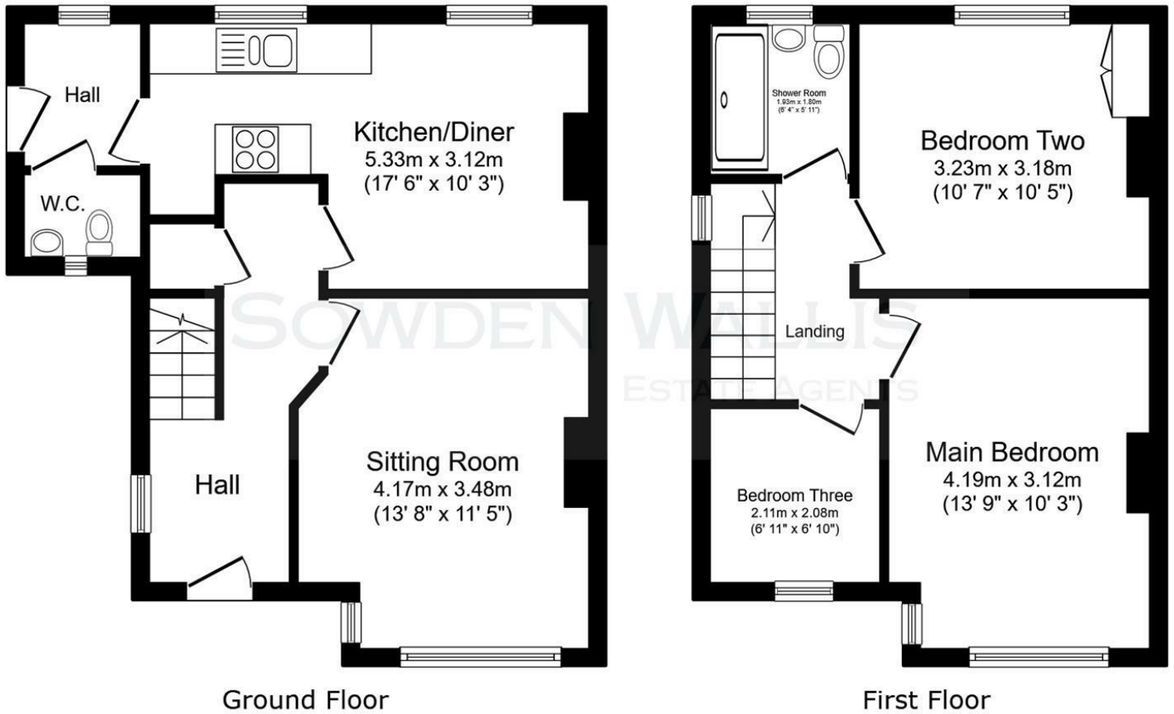
Main Bedroom
4.19m x 3.12m (13'9 x 10'3)

Bedroom Two
3.18m x 3.23m (10'5 x 10'7)

Bedroom Three
2.11m x 2.08m (6'11 x 6'10)

Shower Room
1.80m x 1.93m (5'11 x 6'4)

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