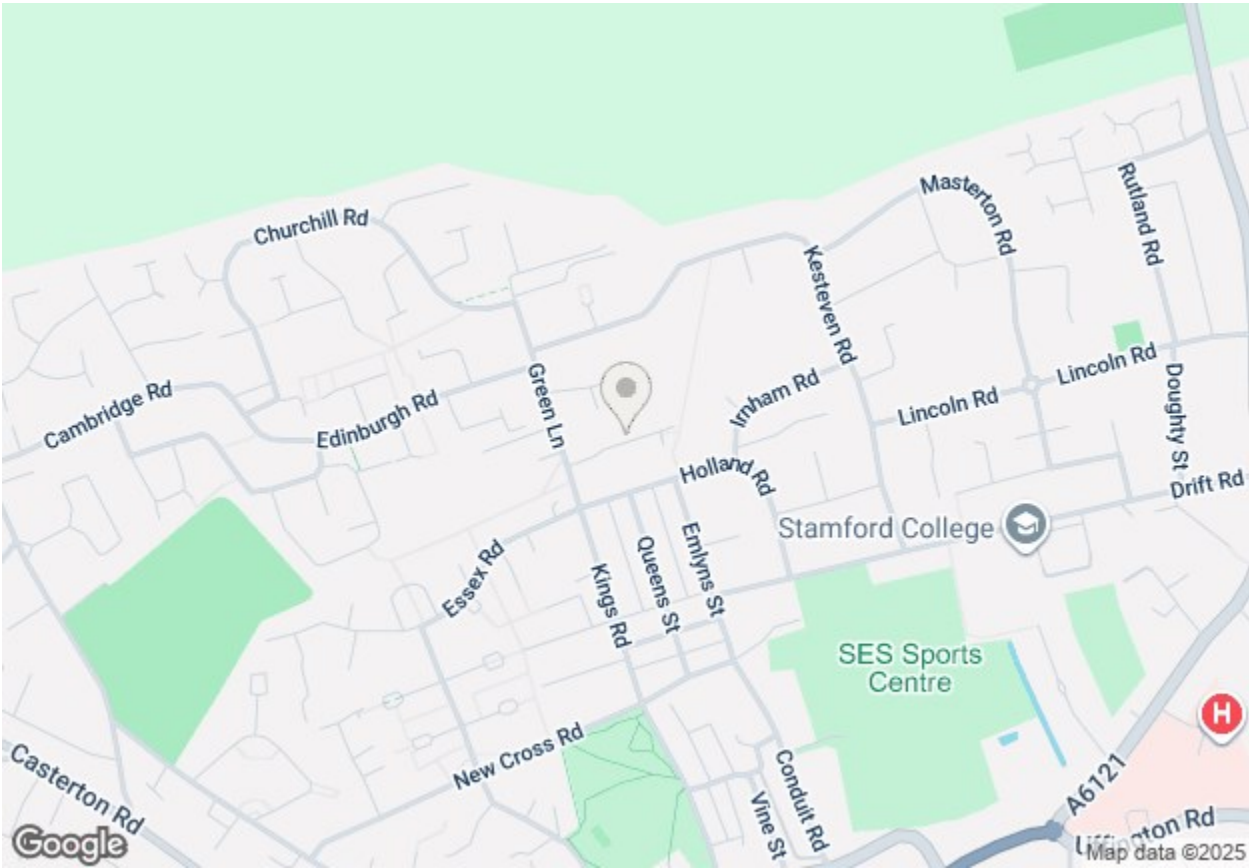




23 Christ Church Close, Stamford, Lincs, PE9 1HS

Positioned within the quiet cul de sac of Christ Church Close, this delightful mid-terrace house presents an excellent opportunity for those seeking a 'move in ready' home or investment. Having just undergone a full redecoration throughout and new carpets, this home is presented in great condition.

Entering the front door, there is a nice sized entrance hallway opening into the modern kitchen breakfast room with integrated fridge/freezer and dishwasher. The living room spans the back of the property with French door leading to the low maintenance rear garden. Upstairs, there are two double bedrooms and a further single, as well as a three piece bathroom.

One of the standout features of this property is its prime location. Situated within walking distance to the town centre, residents can enjoy easy access to a variety of shops, cafes, and local amenities, making daily life both convenient and enjoyable.

In summary, this mid-terrace house in Christ Church Close is a wonderful blend of modern comfort and prime location, making it an ideal choice for anyone looking to settle in the picturesque town of Stamford. Don't miss the chance to make this charming property your new home.

**£265,000 Freehold**

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 88                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 74      |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         | 88                      |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       | 74      |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> 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.



- Modern three bedroom house
  - Good sized sitting room
  - Lawned garden with decking
  - NO ONWARD CHAIN
- Cul-de-sac location
  - Fully redecorated and recarpeted throughout
  - Allocated parking space
  - Council Tax Band - B EPC - C



ACCOMMODATION:

Entrance Hall

Bathroom

Cloakroom

Sitting Room  
4.70m x 3.61m (15'5 x 11'10)

Breakfast Kitchen  
3.76m x 2.39m (12'4 x 7'10)

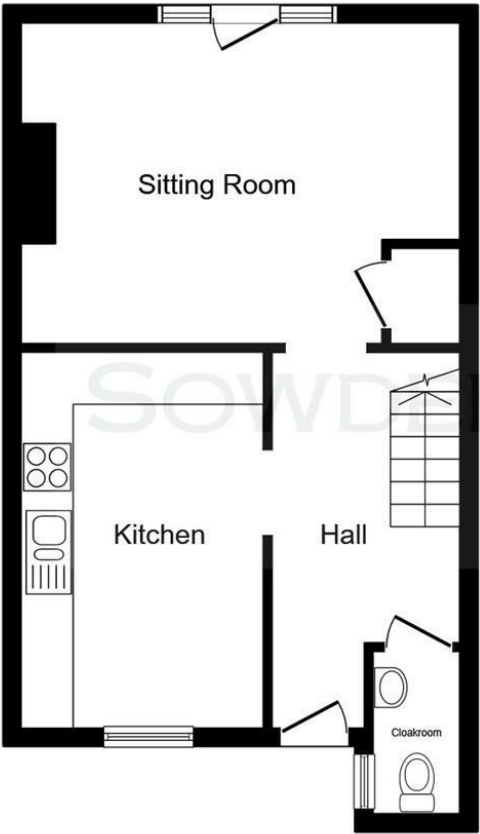
Landing

Main Bedroom  
4.45m x 2.49m (14'7 x 8'2)

Bedroom Two  
2.95m x 2.51m (9'8 x 8'3)

Bedroom Three  
2.44m x 2.06m (8' x 6'9)

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](http://www.Propertybox.io)