

34 Sutherland Way, Stamford, PE9 2TD

SOLD STC PRIOR TO MARKETING - SIMILAR PROPERTIES URGENTLY REQUIRED FOR WAITING BUYERS

Three-Bedroom Semi-Detached Home – Excellent Location – No Chain

Situated in a highly convenient location close to Malcolm Sargent Primary School and within easy reach of local amenities, this three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to personalise and modernise a property to their own taste.

The accommodation includes two spacious reception rooms, a fitted kitchen, and three well-proportioned bedrooms, making it ideal for families or those seeking flexible living space. Externally, the property benefits from off-street parking, a generously sized garage, and a private rear garden featuring a patio area and lawn – perfect for outdoor entertaining or relaxing.

Positioned on a local bus route, with excellent access to the town centre and the A1, this home combines convenience with potential. Offered to the market with no onward chain, early viewing is highly recommended.

Guide Price £279,995 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.



- Semi-detached home
  - Two reception rooms
  - Plenty of potential subject to planning
  - Easy access to the Malcolm Sargent Primary School & town centre
  - EPC - C
- Three bedrooms
  - Spacious garage
  - Gas fired central heating
  - Council Tax Band - B
  - NO CHAIN



ACCOMMODATION:

Entrance Porch

Entrance Hall  
3.53m x 1.78m (11'7 x 5'10)

Sitting Room  
4.42m x 3.35m (14'6 x 11')

Dining Room  
2.82m x 2.67m (9'3 x 8'9)

Kitchen  
3.20m max x 2.46m (10'6 max x 8'1)

Landing

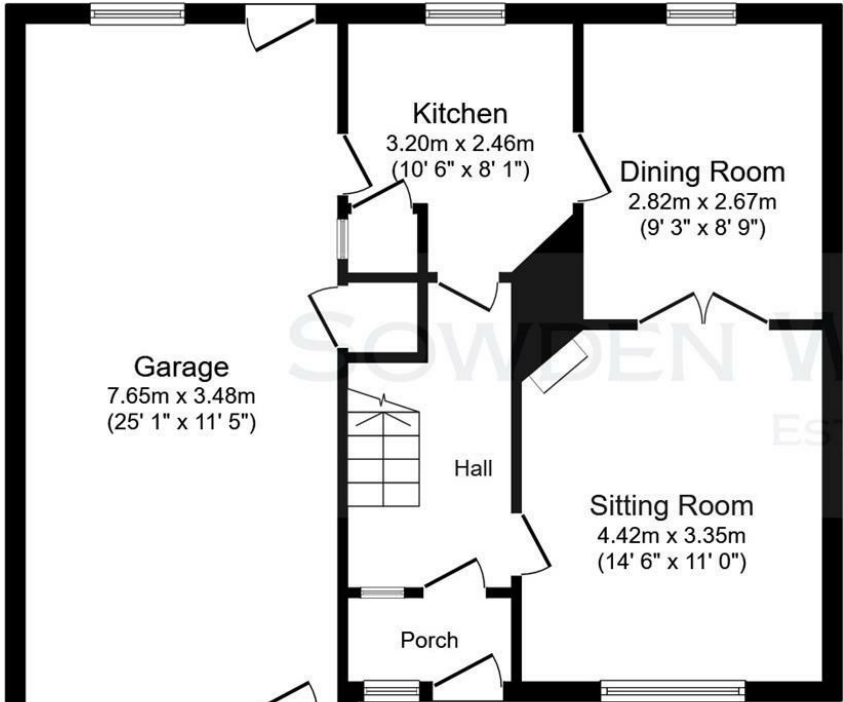
Main Bedroom  
3.63m x 3.35m (11'11 x 11')

Bedroom Two  
3.58m x 3.02m (11'9 x 9'11)

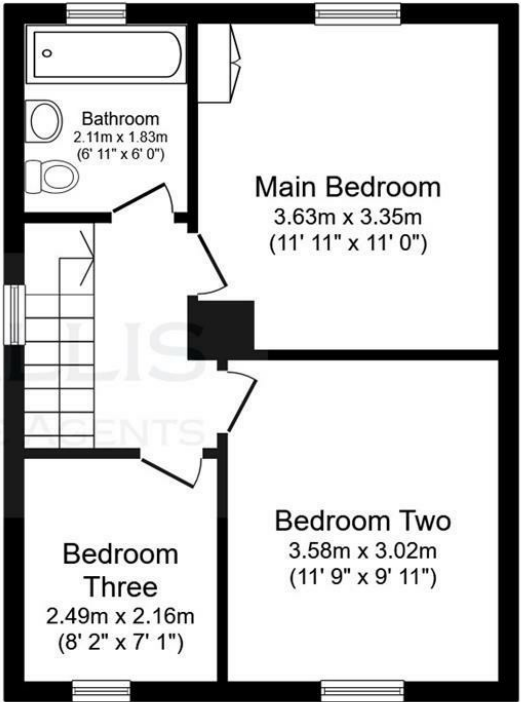
Bedroom Three  
2.49m x 2.16m (8'2 x 7'1)

Family Bathroom  
2.11m x 1.83m (6'11 x 6')

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)