



West Street Gardens
Stamford PE9 2QB

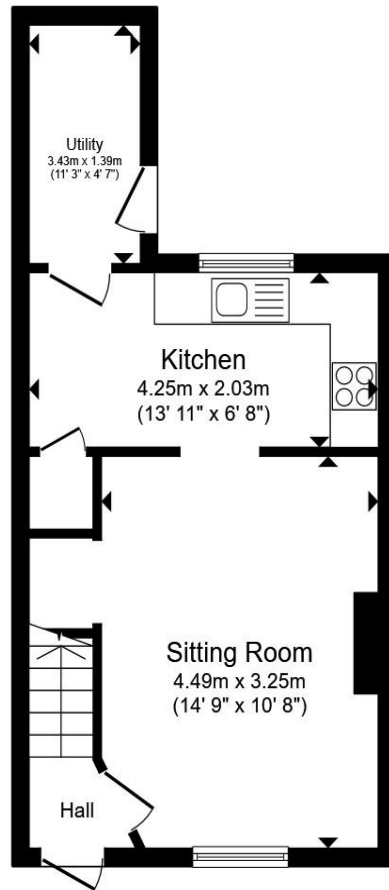


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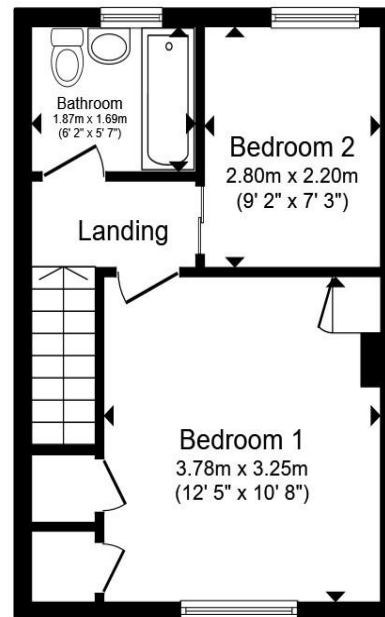
Welcome to **West Street Gardens**

This beautifully presented two-bedroom end-terrace property enjoys a prime position within easy reach of Stamford's vibrant town centre, occupying a generous corner plot offering the potential to extend (stp) with attractive outdoor space and excellent internal accommodation throughout.





Ground Floor



First Floor

Entrance Hall

Lounge

14' 9" x 10' 3" (4.50m x 3.12m)

Kitchen

13' 11" x 6' 8" (4.24m x 2.03m)

Utility Room

11' 2" x 4' 7" (3.40m x 1.40m)

Bedroom One

10' 8" x 12' 4" (3.25m x 3.76m)

Bedroom Two

9' 2" x 7' 5" (2.79m x 2.26m)

Bathroom

5' 5" x 7' 3" (1.65m x 2.21m)

Total floor area 62.1 sq.m. (669 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



Welcome to

West Street Gardens

- Beautifully presented end-terrace home
- Generous corner plot
- Lounge with wood-burning stove
- Separate utility room
- Close to Stamford town centre
- Two bedrooms
- Scope to extend subject to planning

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£250,000

The entrance hall creates a welcoming first impression and provides access to the staircase and main living areas. To the front of the property, the spacious lounge benefits from a large window allowing plenty of natural light, with a feature wood-burning stove. The adjoining kitchen is fitted with a range of units and work surfaces, offering ample storage and space for appliances, while a separate utility room to the rear provides additional storage and direct garden access.

Upstairs, the property offers two generously sized bedrooms together with a contemporary family bathroom fitted with a modern three-piece suite.

Externally, the home enjoys communal off-road parking to the front and a particularly impressive, landscaped corner garden. The outdoor space has been thoughtfully designed with steps leading up to a newly installed patio seating area, creating the perfect setting for relaxing or entertaining outdoors.

Agents note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

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