

St. Georges Avenue

Stamford, PE9 1XY

Price Guide £210,000

Richardson

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Offered with NO CHAIN, this modern two-bedroom semi-detached home is ideally positioned within a short walk of the town centre, tucked away in a quiet cul-de-sac. The property offers well-proportioned accommodation, gas central heating, replacement double glazing and off-road parking for two cars.

An entrance porch leads into the lounge, which benefits from useful understairs storage, while the kitchen diner is fitted with an integrated hob and oven and provides access to the rear garden. To the first floor are two bedrooms and the family bathroom.



Outside, the property has a front garden and gated access to the enclosed rear garden, which is laid mainly to lawn and benefits from further gated access to the off-road parking at the rear.

With its convenient town-centre location, quiet setting, parking and NO CHAIN, this is an excellent opportunity for first-time buyers, downsizers or investors.

Entrance porch

Lounge
15'1" max x 11'11" max (4.6m max x 3.64m max)

Kitchen diner
11'11" x 8'6" (3.64m x 2.6m)





First floor landing

Bedroom
11'11" x 11'10" max (3.64m x 3.61m max)

Bedroom
8'6" x 7'1" (2.6m x 2.17m)

Bathroom

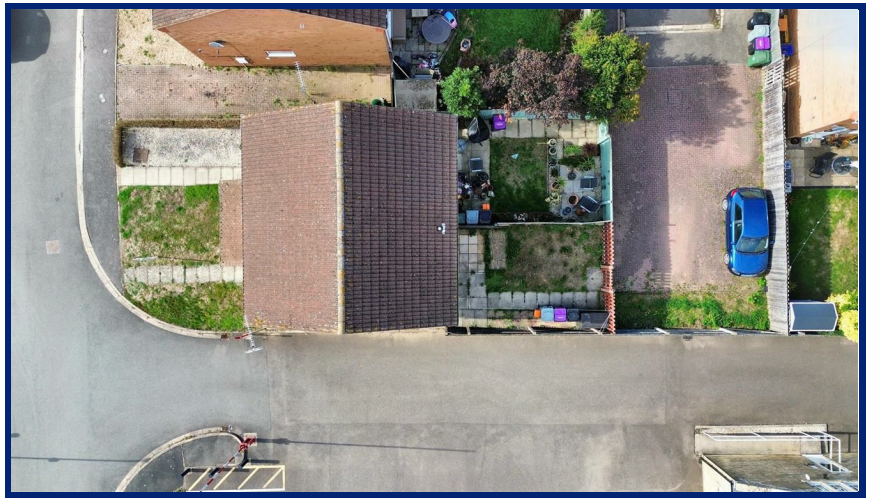














External details
Open plan front garden laid to lawn with pathway to front door and gated access to the rear garden which is laid to lawn with paved patio area. Path to rear gate providing access to off street parking area.

Services
All main services are connected. Gas central heating

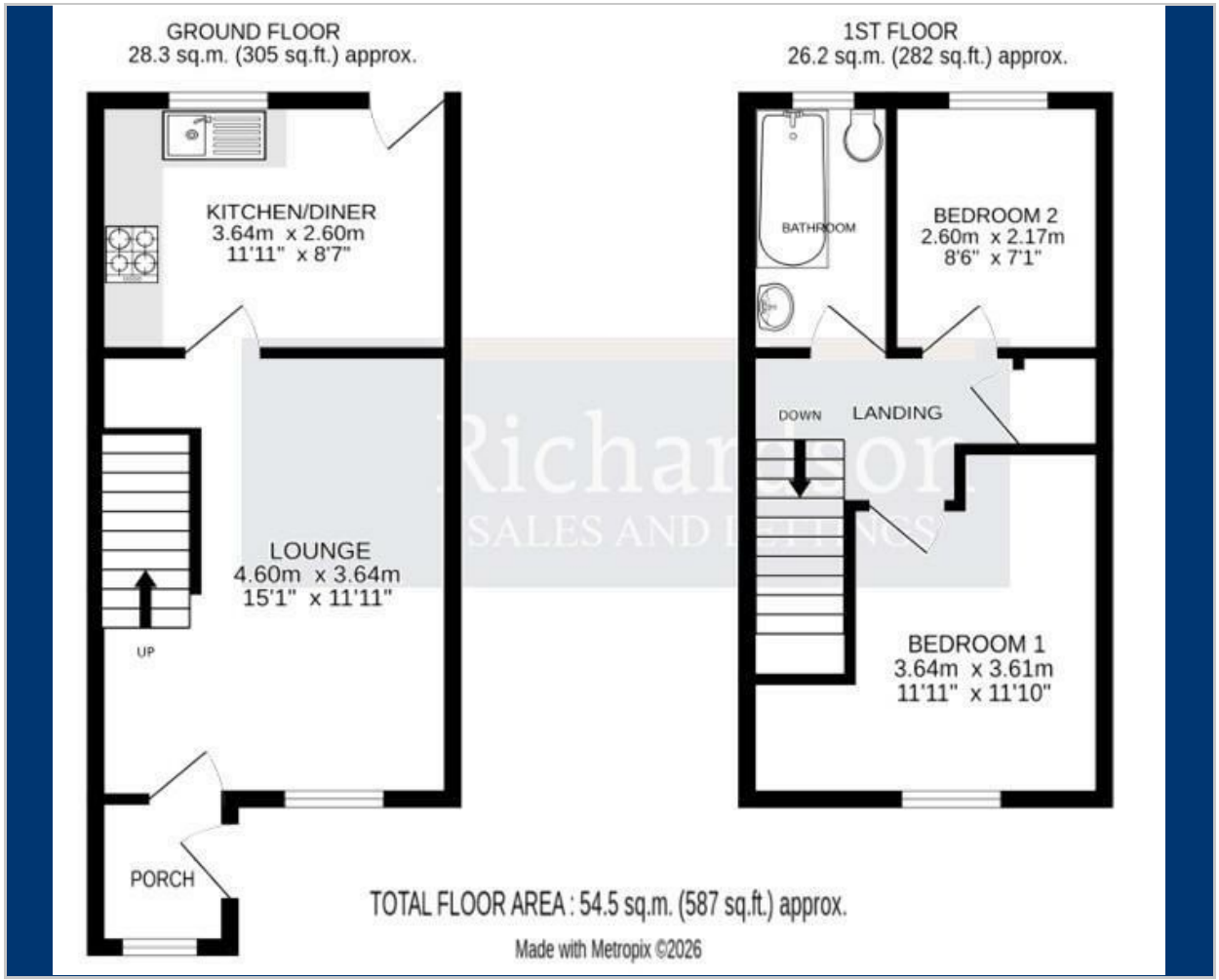
Council Tax
South Kesteven District Council Tax Band A

Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Tenure
Freehold

Viewing
By telephone appointment with Richardson.
post@richardsonsurveyors.co.uk

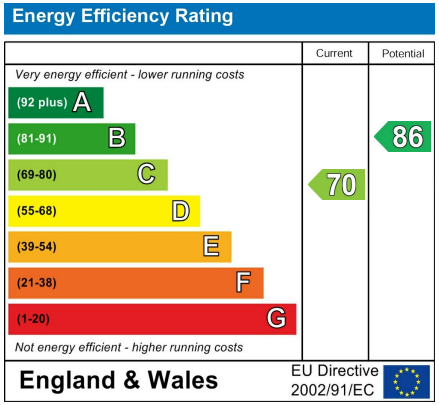
Floor Plan



Area Map



Energy Efficiency Graph



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