



SPREY New Cross Road, Stamford
PROPERTY Asking Price Of £375,000



Ideally located modern and impeccably presented three-storey townhouse offering versatile accommodation, benefiting from an over-sized garage with electric up and over door and south facing courtyard garden.

The accommodation is spread over three floors and enters at street level onto the upper ground floor with the living room, third bedroom, and shower room. To the lower ground floor is the dining room and breakfast kitchen fitted with modern shaker style units, built-in cooker and hob, integrated dishwasher, washing machine and fridge. The rear garden is also accessible from this floor.

The first floor offers two double bedrooms and family room. Outside to the rear is an easy maintained gravelled courtyard which is fully enclosed and has gated access to the garage via a private roadway. The oversized garage is located at the rear of the terraces, vehicle access via New Street.

Situated within a stone's throw of Stamford High Street and the Recreation Ground. Viewing is highly recommended and offered with no onward chain.

FREEHOLD (Garage Leasehold)

COUNCIL TAX: D

EPC: C

All Mains Connected

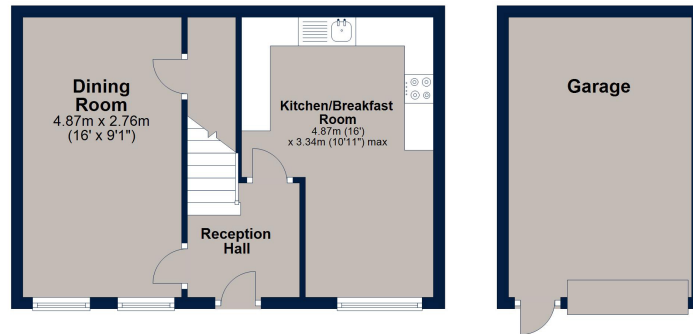
The owner has informed Osprey there is a peppercorn rent for the garage. For more details please contact Osprey



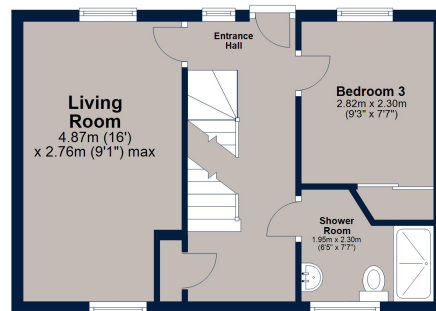


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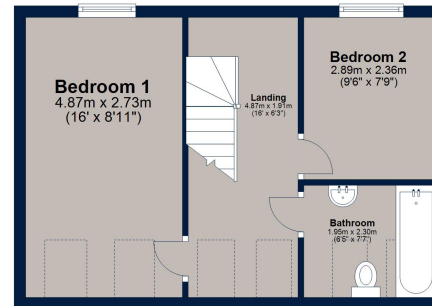
Lower Ground Floor



Ground Floor



First Floor



Total area: approx. 120.2 sq. metres (1293.5 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

New Cross Road is conveniently placed a short stroll across the recreation Ground and without doubt is perfectly balanced in terms of easy access to day-to-day amenities, a town centre lifestyle. The High Street of Stamford is within walking distance of the property, offering excellent day to day shopping, coffee shops, supermarkets, eateries, public houses and boutique shops. In addition, it is home to Stamford Endowed School, High School and a further educational college. Owing to this and the cultural lifestyle on offer, Stamford has been voted as one of THE best places to live and raise a family.

