

2 Foundry Court Foundry Road, Stamford, PE9 2PY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ideally positioned in a central location and offered to the market with no onward chain, this deceptively spacious and well-presented three double bedroom terraced home delivers generous, versatile living space perfectly suited to modern family life.

The ground floor accommodation is both welcoming and functional, starting with a generous entrance hall with a practical spacious storage cupboard/larder and which leads into light and well proportioned lounge ideal for relaxing or entertaining, alongside a light-filled conservatory that provides an excellent dining area with views over the garden. The fitted kitchen offers ample storage and workspace, while a convenient downstairs cloakroom/WC adds further practicality.

The property benefits from gas central heating with a boiler installed in 2023 we are informed by the owners.

To the first floor, the property continues to impress with three well-proportioned double bedrooms, all offering comfortable accommodation. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylishly refitted contemporary shower room, finished to a high standard. There are 2 lofts in the house, the main one being partly boarded that has power and a built in loft ladder giving additional storage.

Externally, the home features a low-maintenance rear garden, perfect for those seeking an easy-care outdoor space which houses a shed with a reinforced floor and power that could offer a potential office room. In addition, there is a garage complete with light, power, and an electric up-and-over door which is also fully boarded providing secure parking or useful additional storage.

The property is superbly located within easy walking distance of Stamford's historic town centre.

This is a fantastic opportunity to acquire a spacious home in a central location with no upward chain—early viewing is strongly advised.

Asking Price £295,000 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.

- Deceptively Spacious Centrally Located
- En-Suite Shower Room
- Fitted Kitchen
- Low Maintenance Garden
- EPC Rating C Council Tax Band C

- Three Double Bedrooms
- Spacious Lounge and Dining Room/Conservatory
- Cloakroom/WC
- Garage
- NO UPWARD CHAIN



ACCOMMODATION:

Entrance Porch and Hall

Kitchen
4.04m x 2.13m (13'3 x 7'0)

Cloakroom/WC

Lounge
5.28m x 4.14m (17'4 x 13'7)

Conservatory/ Dining Room
3.91m x 2.34m (12'10 x 7'8)

First Floor Landing

Master Bedroom
3.81m x 3.61m (12'6 x 11'10)

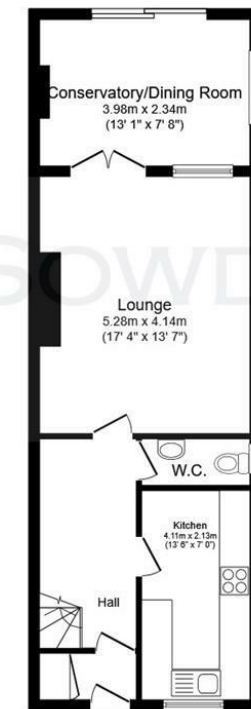
En-Suite Shower Room

Bedroom Two
3.76m x 3.15m (12'4 x 10'4)

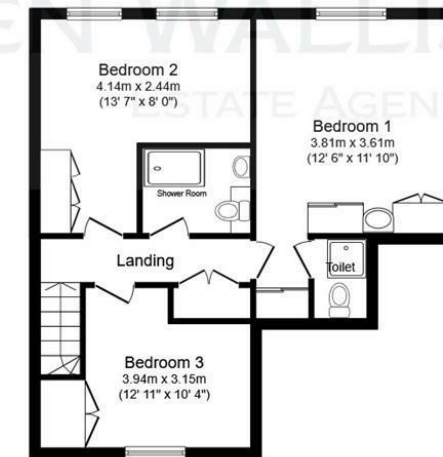
Bedroom Three
4.14m x 2.44m (13'7 x 8'0)

Shower Room

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