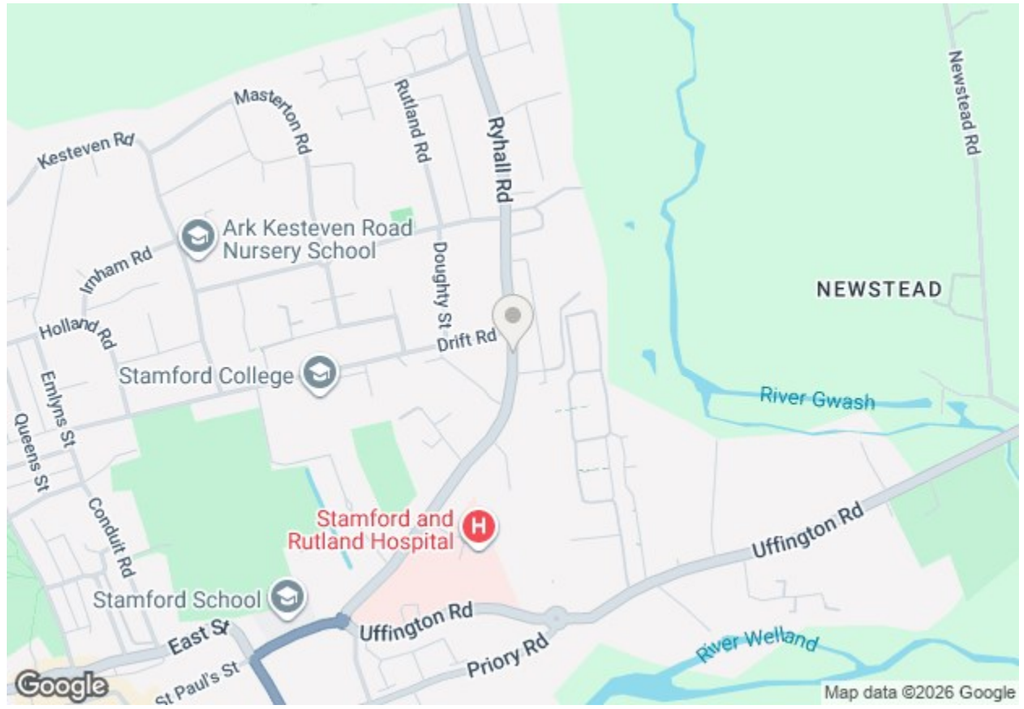
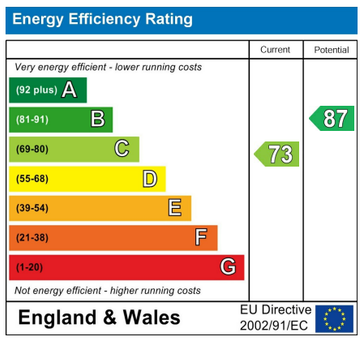
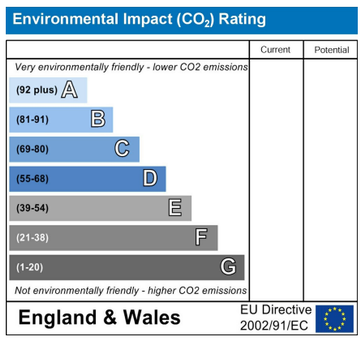
Sowden Wallis

Estate Agents









35 Ryhall Road, Stamford, PE9 1UF

A well-proportioned modern-style semi-detached townhouse, arranged over three floors and offering versatile accommodation in a convenient location within easy reach of Stamford town centre and its range of shops and amenities. With three bedrooms, multiple reception areas and allocated parking, the property provides an excellent opportunity for first-time buyers, families or investors.

The ground floor opens with an entrance hall and cloakroom, leading through to an open-plan kitchen/dining room which flows into the living area. A bright conservatory extends the ground-floor living space, providing an additional area to relax or entertain, with access to the rear garden.

The first floor offers a further reception room, ideal as a separate sitting room or home office, alongside a double bedroom and family bathroom.

Occupying the second floor is the principal bedroom, complete with an en-suite shower room, together with a further double bedroom.

Outside, the property benefits from allocated off-street parking, while the enclosed rear garden has been designed for ease of maintenance, featuring paved seating areas and direct access into the conservatory.

Offering flexible accommodation across three floors, together with parking and convenient access to the town centre, this property is well suited to a variety of buyers.

Offered for sale with NO ONWARD CHAIN. Viewing is recommended.

Asking Price £325,000 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.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Modern style sem-detached home
- Open plan kitchen diner on the ground floor
- Gas fired central heating
- Low maintenance enclosed garden
- Council Tax Band - C, EPC - C
- Three bedrooms
- Principal bedroom with en-suite
- Accomodation set over three floors
- Off street parking
- NO CHAIN








ACCOMMODATION:

Open plan Kitchen/ Dining/ Living
3.15m x 7.42m (10'4 x 24'4)

Conservatory
3.63m x 3.45m (11'11 x 11'4)

Lounge
4.27m x 3.12m (14 x 10'3)

Bedroom One
4.29m x 4.17m (14'1 x 13'8)

En-suite
3.43m x 1.91m (11'3 x 6'3)

Bedroom Two
3.12m x 3.12m (10'3 x 10'3)

Bedroom Three
3.12m x 3.20m (10'3 x 10'6)

Bathroom
2.72m x 1.85m (8'11 x 6'1)

FLOOR PLAN:



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