

## 24 Caithness Road, Stamford, PE9 2TF

This semi-detached house is offered for sale in a sought after location on Caithness Road, Stamford. The property features three bedrooms, including two doubles and one single, making it suitable for families and first-time buyers. There are two reception rooms and one kitchen, which includes a built-in pantry cupboard. The property also provides a garage and off road parking.

Situated close to local amenities, the property offers convenient access to Stamford town centre, where a range of shops, cafés, and restaurants can be found. The area is well served by schools, including Stamford Welland Academy and several primary options within walking distance.

The house requires modernising, presenting an opportunity for a buyer to update and personalise the property according to their preferences. Its layout and features, combined with its location, make it a property with significant potential for those looking to settle in the Stamford area.

NO UPWARD CHAIN

**Asking Price £289,995 Freehold**

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			
		69	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

- Sought after Stamford location
- Two reception rooms
- Garage and off-road parking
- Modernisation opportunity to personalise
- No Upward Chain

- Three spacious bedrooms
- Kitchen
- Walking distance to schools and local shops
- Council Tax Band C EPC Rating C



**ACCOMMODATION:**

**Entrance Hall**

**Lounge**  
4.39m x 3.35m (14'5" x 11'0")

**Dining Room**  
2.77m x 2.67m (9'1" x 8'9")

**Kitchen**  
3.35m max x 2.49m (11'0" max x 8'2")

**First Floor Landing**

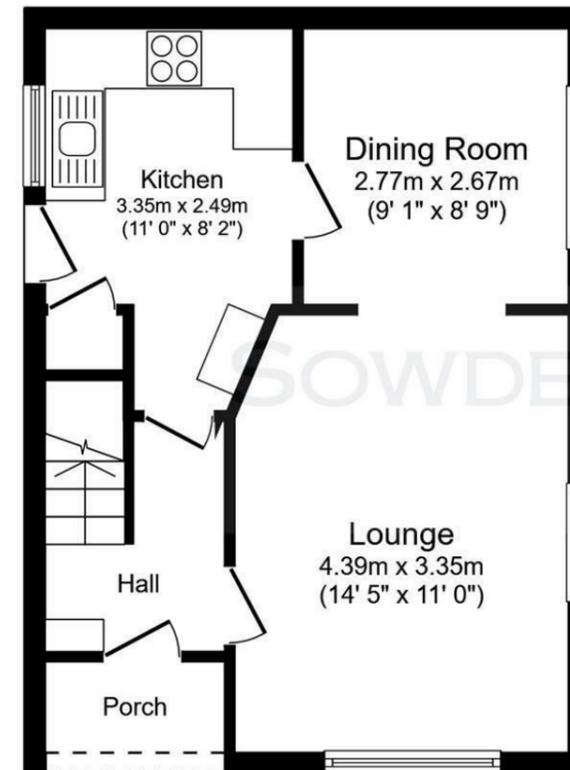
**Bedroom 1**  
3.71m x 3.35m (12'2" x 11'0")

**Bedroom 2**  
3.56m x 3.02m (11'8" x 9'11")

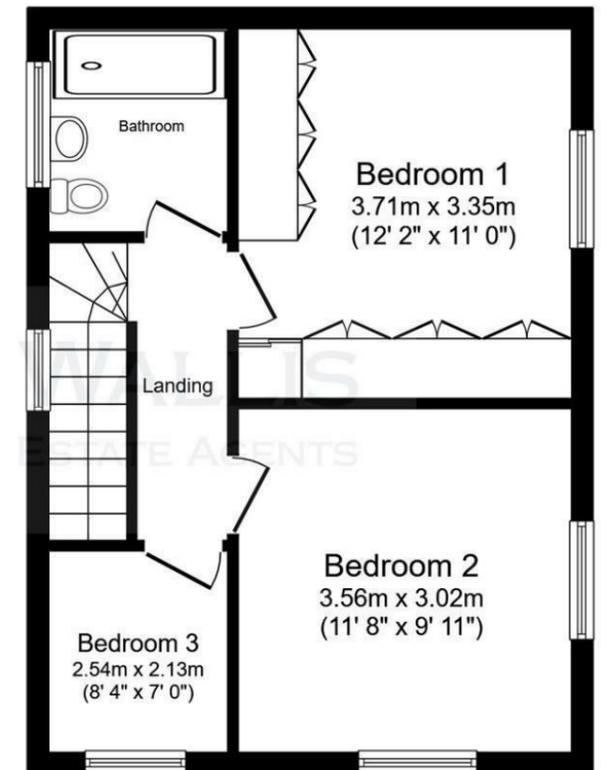
**Bedroom 3**  
2.54m x 2.13m (8'4" x 7'0")

**Bathroom/WC**

**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