



Blackfriars Street,
Stamford, Lincolnshire, PE9 2BW

NEWTONFALLOWELL 

**Blackfriars Street,
Stamford, Lincolnshire, PE9 2BW
£1,350**

Beautiful stone built townhouse situated in an ideal location of Stamford's town centre, boasting a new kitchen breakfast room, spacious lounge, en suite to master and courtyard garden.

The property is arranged over three floors, initially greeted via the entrance hall with stairs leading to the first floor and new flooring, a separate renovated cloakroom on the left, a kitchen breakfast room to the right benefiting from a range of new modern units and only fitted a year ago. Completing downstairs is the spacious lounge featuring French doors which lead out into the garden, a large under stairs storage cupboard and new flooring. To the first floor the landing connects two well balanced double bedrooms, one which is equipped with bespoke fitted wardrobes, while the other benefits from a three-piece bathroom partly tiled. Continuing to the second-floor landing, which also connects two further single bedrooms and a family bathroom featuring a three-piece suite mostly tiled.

Outside to the front you are greeted by the lovely stone features on this town house straight from the path way on the street. To the rear of the property is a courtyard garden, mainly a patio seating area decorated by a flower and shrub border, with steps leading to a rear gated access.

AGENTS NOTE – DRAFT PARTICULARS:

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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	