




NEWTON
FALLOWELL

Audas Place,
Stamford, PE9 1GL

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**Audas Place,
Stamford, PE9 1GL
£255,000 Freehold**

Well presented three bedroom mid terrace in a prime location of Stamford with off road parking for two vehicles and a single garage. The property boasts a west facing rear garden, open plan living downstairs, two bathrooms and three well balanced bedrooms.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and access to the living room and separate cloakroom. The living room is open plan featuring French doors which open out onto the garden, a dining area, and the modern kitchen with a wealth of units. To the first floor, the landing connects two well proportioned double bedrooms, a further single bedroom and the family three piece bathroom. One of the double bedrooms is currently being used as a dressing room with built in wardrobes and the master has its own three piece en suite with walk in shower.

Outside to the side of the property is two allocated off road parking spaces and the single garage with up and over door. The rear garden is west facing and features a patio seating area and lawn with mature borders.



Entrance hall

11'5 x 6'5 (3.48m x 1.96m)

Cloakroom

5 x 2'10 (1.52m x 0.86m)

Living Room

15'4 x 10'5 (4.67m x 3.18m)

Kitchen/Diner

14'10 x 8'5 (4.52m x 2.57m)

Landing

9'1 x 6'6 (2.77m x 1.98m)

Bedroom One

13'2 x 8'5 (4.01m x 2.57m)

En-Suite

8'5 x 3'7 (2.57m x 1.09m)

Bedroom Two

8'9 x 8'2 (2.67m x 2.49m)

Bedroom Three

10'6 x 6'6 (3.20m x 1.98m)

Bathroom

6'10 x 5'7 (2.08m x 1.70m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

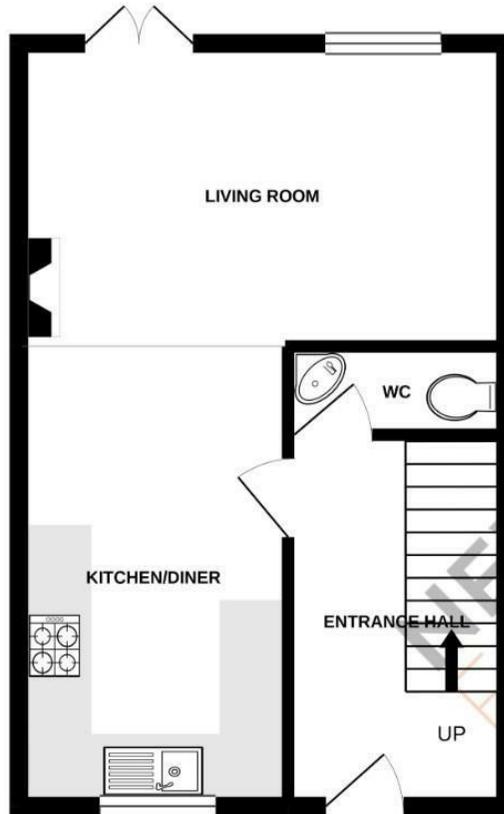
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GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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