

*22 West Street Gardens
Stamford
Lincs
PE9 2QB*

PRICE: £145,000 Freehold



DESCRIPTION: Spacious 3 bedroomed end of terrace house with large ground floor extension providing Hall, Lounge, Dining Area, Kitchen, rear Lobby and WC, Sitting Room/Office with 3 bedrooms and bathroom upstairs. UPVC double glazing, gas central heating. Spacious gardens.

LOCATION: Handy location only a short walk from the town centre, easy access to A1.

AMENITIES: Close to St Gilberts school and Waitrose.

ACCOMMODATION:**GROUND FLOOR:****Hall:****Lounge:** 3.86m x 4.42m (12'8" x 14'6")

Adam style fireplace with living coal gas fire. Central heating programmer. Radiator. Telephone point. TV point.

Dining Room: 4.86m x 2.56m (15'11" x 8'5")

Built-in cupboard under the stairs. Radiator.

Rear Lobby: Pine panelling. Built in cupboard. UPVC door to garden.**WC:** White WC.**Kitchen:** 3.03m x 2.16m (9'11" x 7'11")

Range of units to 3 walls. Stainless steel sink. Plumbing for washing machine. Space for fridge and small freezer. Zanussi double oven and gas hob.

Sitting Room/ Office: 3m x 5.87m (9'10" x 19'3")

Wall mounted gas fire. Radiator. Double glazed patio doors. TV point.

FIRST FLOOR:**Landing:** Central heating thermostat.**Bedroom 1:** 3m x 4.27m (9'10" x 14'0") Radiator. Built in cupboard with Ideal gas combi boiler (installed 2002).**Bedroom 2:** 2.79m x 2.59m (9'2" x 8'6") Radiator. Built in wardrobe.**Bedroom 3:** 2.03m x 3.20m (6'8" x 10'6") Radiator. Built in cupboards.**Bathroom:** 2m x 1.52m (6'7" x 5'0") Pink suite comprising panelled bath with shower over, pedestal basin and WC. Radiator. Fully tiled walls.**OUTSIDE:** Larger than average gardens to front side and rear comprising lawns, paved patio, veg garden, etc.**SERVICES:** Mains water, gas, electricity and drainage are connected. None of the services, heating systems or equipment has been tested by the Vendors or the selling agents and purchasers should satisfy themselves as to their condition and suitability.**CENTRAL HEATING:** Gas boiler to radiators.

DOUBLE GLAZING: Sealed unit double glazing.

COUNCIL TAX: Band B (2011/2012) £1,116.92 payable to South Kesteven District Council. Improvements have been made to the property that might result in the Council Tax band changing if a 'relevant transaction' takes place, for example, if the property is sold.

DIRECTIONS: From Red Lion Square head west along Scotgate, turn left at the traffic lights onto West Street and continue up the hill past Waitrose. Take the second right turn into West Street Gardens, the property is on the right.

INSPECTION: Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

INTERESTED?: All offers and negotiations to be conducted through Paul Johnson Property Consultants, subject to contract.

MORTGAGES: Available through Paul Johnson Property Consultants, subject to status. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Ref: 3042 120411.

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