

*30 Wharf Road
Stamford
Lincs
PE9 2EB*



PRICE: £199,950 Leasehold

DESCRIPTION: Period town house dating from circa 1840 with modern facilities and character features. Tastefully decorated throughout the property has 3 bedrooms, bathroom with shower, sitting room, separate dining room, pine kitchen and utility/wc. Outside there is a south facing garden with stores and off road parking, rarely found with a town centre property.

LOCATION: Very convenient location only a short walk from the town centre. Stamford stands beside the A1 and has easy access to Peterborough (14 miles).

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AMENITIES: Easy access to High Street shopping precinct with M & S foodstore, Tesco, Wilko's and a wide variety of independent retailers, cafes and restaurants. Close to Stamford Endowed Schools. Handy for Stamford railway station which has regular connecting trains to London via Peterborough.

GROUND FLOOR:

Entrance Lobby: Glazed door to hall

Hall:

Sitting Room: (12'0" x 12'3") 3.66m x 3.73m
Open period fireplace with tiled cheeks, black slate surround. Radiator. Pine shelving.



Dining Room: (9'8" x 11'9") 2.95m x 3.58m
Terra cotta tiled floor. Radiator. Open fireplace (flue capped) with pine mantelpiece. Telephone point.

Cloaks/Utility: (5'4" x 9'8") 1.63m x 2.95m
WC. Pedestal basin. Plumbing for washing machine. Radiator. Cupboard under stairs.

Kitchen: (9'9" x 11'5") 2.97m x 3.48m
Rustic brick Floor. Range of fitted units to 3 walls with pine doors. Hardwood worktops. Integrated Baumatic gas hob and electric oven. Polycarbonate sink. Wine rack. Space for fridge freezer. Radiator. Extractor fan. Pine shelf. Gas boiler in cupboard.



FIRST FLOOR:

Landing: Radiator. Airing cupboard. Space for desk and computer.

Bedroom 2 (front): (8'2" x 12'6") 2.48m x 3.81m
Victorian fireplace. Radiator.

Bedroom 3 (front): (7'0" x 12'6") 2.13m x 3.81m
Radiator. Access to loft (with ladder, part boarded, light.)

Bedroom 1 (rear): (9'8" x 11'7" plus deep door recess) 2.95m x 3.53m
2 built in wardrobes. Blanket cupboards over. Radiator. Arched alcove.



Bathroom: White suite of panelled bath, pedestal basin and WC. Power shower over bath. Radiator. Wooden floor. Blue and white tiling to suite. Shower screen. Extractor fan.

OUTSIDE:

South facing rear garden with small paved courtyard with recessed decking area. Further paved patio with lawn. Raised beds. Wooden shed. Bike/wheelie bin store. 1 parking space. Brick coal house.



SERVICES: Mains gas, water and electricity 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.

LEASE: Long Leasehold of 2000 years from 1840 at a peppercorn rent.

CENTRAL HEATING: Gas boiler to radiators.

COUNCIL TAX: Band C, charge for 2010/2011 £1,277.20 payable to South Kesteven District Council.

DIRECTIONS: From Red Lion Square head south along St John's Street, St Mary's Street, St Mary's Hill, turning left at the traffic lights before the town bridge onto Wharf Road. The property is on the right before the turning to Belton Street.

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 2482 021210.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give and neither Paul Johnson Property Consultants, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation hereto.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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