

*54 Conduit Road  
Stamford  
Lincs  
PE9 1QQ*

**PRICE: £185,000 Freehold**



***DRAFT PARTICULARS***

**DESCRIPTION:** 3 Storey town house in sought after location close to town centre and Stamford School. The property benefits from UPVC double glazing and modern Gas combi boiler, however does require further modernisation internally. Currently the property comprising Sitting Room, separate Dining Room, Kitchen and Utility room. Master bedroom, further double bedroom with en-suite WC, Family Bathroom. Garden to rear with vegetable/Flower beds, Garage and outside WC. The accommodation could be re-arranged to provide 3 bedrooms and there is ample space for extension, subject to local authority approval.

**LOCATION:** Popular location only a few minutes walk from the town centre.

**AMENITIES:** Easy access to town centre shops. Very convenient for Stamford School, the Recreation Ground, Stamford College, Leisure Pool etc.

**ACCOMMODATION:**

**GROUND FLOOR:**

**Sitting Room:** (13'10" x 11'9")

Fitted gas fire, radiator, telephone point, TV point, double glazed window to front. UPVC front door.

**Dining Room:** (11'0" x 12'0")

Stainless steel sink, radiator, gas fire, TV aerial lead. Central heating thermostat. Double glazed door to rear. Cupboard under the stairs.

**LOWER GROUND FLOOR:**

**Kitchen:** (12'9" x 11'2")

Tiled walls and floor. Double glazed window to front. Plumbing for washing machine. Gas and electric meters.

**Utility:** (11'2" x 6'6")

Stainless steel sink unit. Tiled walls. Baxi Duo-tec 24HE gas combi boiler. Double glazed window to rear.

**Bathroom:** (11'7" x 6'3")

White suite of panelled bath, pedestal basin and WC. Radiator. Heatrae Sadia Shower unit. Tiled walls. Double glazed window to rear.

**FIRST FLOOR:**

**Bedroom 1:** (13'11" x 11'9")

Radiator. 2 double glazed windows to front.

**Bedroom 2:** (10'10" x 12'1")

Radiator. Double glazed window to rear.

**En-Suite WC:** white wc.

**OUTSIDE:**

**Rear Garden:** Flower/vegetable beds to either side of path leading to garage.

**Garage/Workshop:** (16'9" x 15'9") Doors to unadopted rear lane. Electric lights and power point. Separate outside WC.

**SERVICES:** Mains gas, electricity, water 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 combi boiler to radiators

**DOUBLE GLAZING:** UPVC double glazing.

**COUNCIL TAX:** Band B (2011/2012) £1,116.92 payable to South Kesteven District Council.

**DIRECTIONS:** From Red Lion Square head east along Red Lion Street and Broad Street and turn left into Newgates. Turn right onto East Street, then take the second left onto Conduit Road. No. 54 is on the left.

**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.

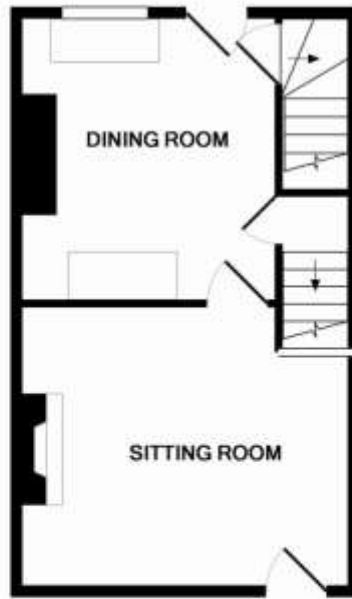
**MORTGAGES:** Available through Paul Johnson Property Consultants, subject to status. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. 3047 27/01/2011

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.

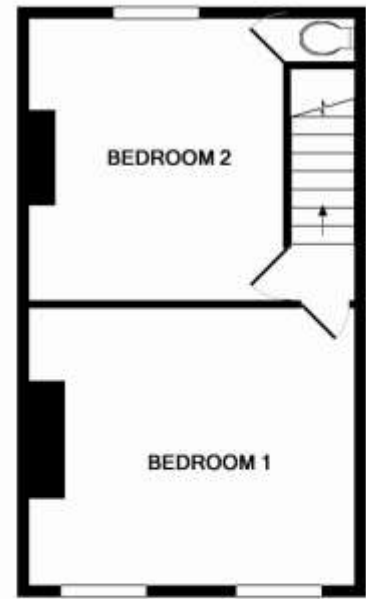




LOWER GROUND FLOOR



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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