



Mallard Court, Stamford
Asking Price Of £275,000



Situated in the heart of Stamford, within walking distance to the town centre and with the train station less than a three-minute walk. This two-bedroom terrace home built by Jelson Homes sits over two floors and being sold with NO ONWARD CHAIN. The property offers a kitchen/breakfast room, living room, two bedrooms and a three-piece family bathroom.

The property is arranged over two floors. The living room leads into the kitchen/breakfast room. This good-sized light and airy living room features a fireplace and stairs rising to the upper floor accommodation.

The kitchen sits to the rear of the property, providing plenty of built-in storage, space for washing machine, built-in Fridge / Freezer and a separate door giving access to the rear garden. To the first floor the landing offers two double bedrooms and the three-piece bathroom.

One allocated parking space is situated at the front of the property in Mallard Court. The rear garden is mainly laid to lawn with a patio area to the rear of the house and enclosed by timber fencing boundary. There is also a rear garden gate for access.

TENURE:

ALL Mains Connected

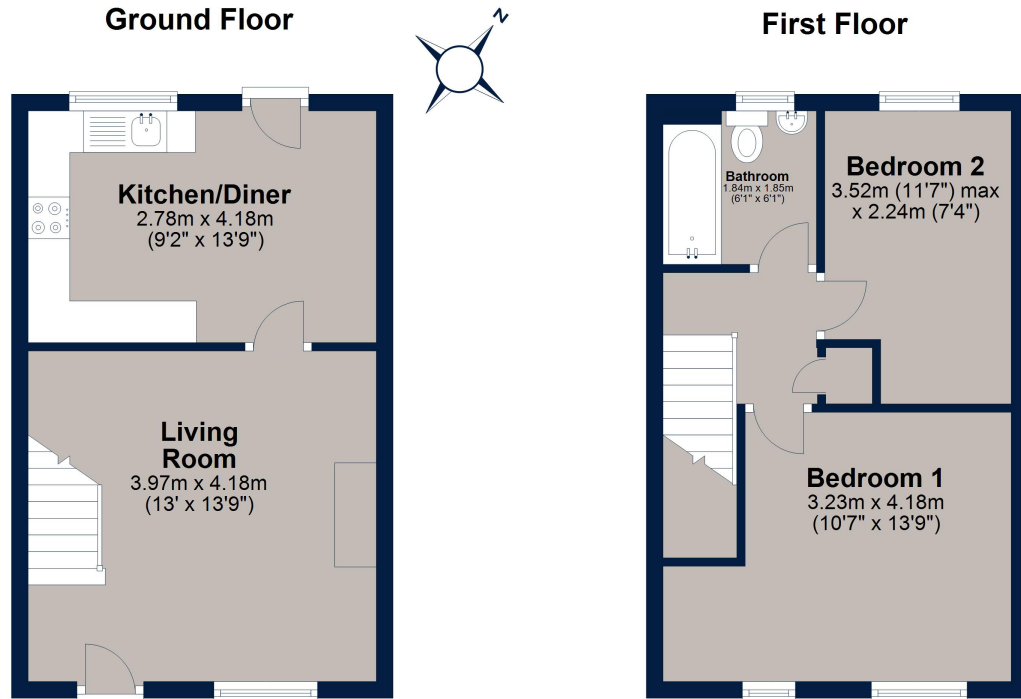
EPC:C

COUNCIL TAX: D





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Total area: approx. 57.3 sq. metres (616.9 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



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Conveniently placed a short walk from the High Street and George Hotel, and without doubt is perfectly balanced in terms of easy access to day-to-day amenities, a town centre lifestyle, and yet quiet location. The High Street of Stamford is within walking distance of the property, offering excellent day to day shopping, coffee shops, supermarkets, eateries, public houses and boutique shops. In addition, it is home to Stamford Endowed School, High School and a further educational college. Owing to this and the cultural lifestyle on offer, Stamford has been voted as one of THE best places to live and raise a family.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

