



16 Girton Way
Stamford PE9 1JJ

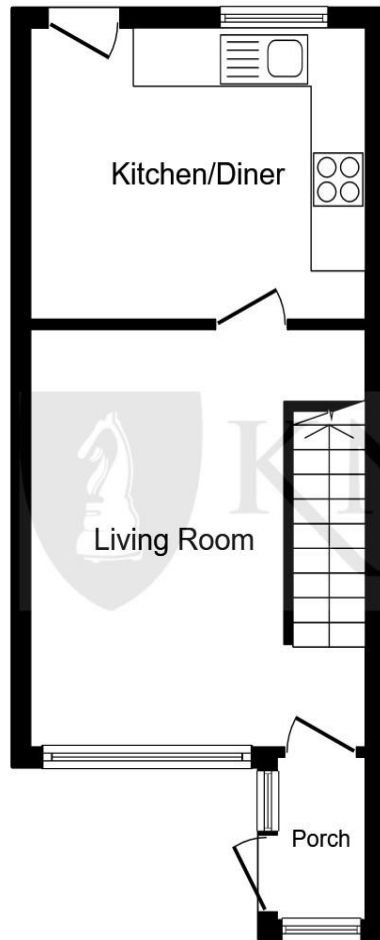


KNIGHT
PARTNERSHIP

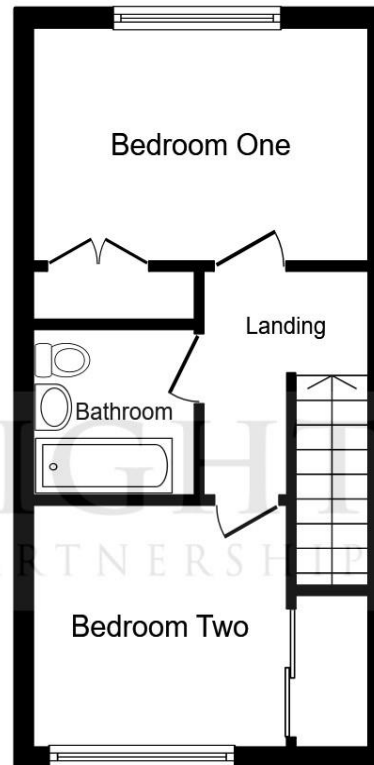
Welcome to **Girton Way**

This lovely two bedroom home is situated in a quiet cul-de-sac with field views to the rear. The location offers easy access to local schooling, shops and is only a short drive to the town centre. The property benefits from a single garage (en-bloc) and is offered for sale with no onward chain.





Ground Floor



First Floor

Entrance Porch

Lounge

12' 8" x 14' 4" (3.86m x 4.37m)

Kitchen Dining Room

12' 8" x 11' 2" (3.86m x 3.40m)

Bedroom One

8' 8" x 12' 8" (2.64m x 3.86m)

Bedroom Two

10' 4" x 8' 5" (3.15m x 2.57m)

Bathroom

Single Garage (en-Bloc)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Girton Way

- Well Presented Two Bedroom Home
- Cul-De-Sac Location
- Field Views To The Rear
- Single Garage (En-bloc)
- Kitchen Dining Room
- Rear Garden
- Ideal First time Buy or Buy To Let
- No Chain

Tenure: Freehold EPC Rating: C

offers over

£220,000

Immaculately presented throughout, the accommodation comprises: Entrance porch, lounge with stairs to the first floor, kitchen dining room with door out to the rear garden. The kitchen has a range of units and an integrated over and hob, and space for a fridge freezer, washing machine and dishwasher.

Upstairs there are two double bedrooms, both with built in wardrobes, and a family bathroom.

Outside there are gardens to the front, and to the rear with field views beyond. The garage sits in a block to the left hand side of the property with parking in front.

Viewing is a MUST!



Please note the marker reflects the postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 **knightpartnership.com**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Property Ref:
SMD103664 - 0003



KNIGHT
PARTNERSHIP