



Wheatsheaf Way, Stamford
£190,000



This well-appointed, one-bedroom coach house, constructed by Taylor Wimpey, offers a convenient location within a desirable area of Stamford, complemented by proximity to a dedicated green space and children's play area. Offered for sale with no onward chain, the property comprises an open-plan kitchen/living/dining area, a double bedroom, and an en-suite shower room. This property presents an excellent opportunity for a first-time buyer, and early internal viewing is strongly recommended to avoid disappointment.

The property is accessed via a communal entrance hall, shared with the adjacent property, with a staircase leading to the first-floor landing and the accommodation. The generously proportioned living room features two uPVC double-glazed windows overlooking the front aspect, and seamlessly integrates with the open-plan kitchen/dining area. The kitchen is fitted with a range of integrated appliances, including a dishwasher, fridge/freezer, single oven, and gas hob. The double bedroom provides ample space for a double bed, incorporating built-in wardrobes, and benefits from a three-piece en-suite shower room.

Externally, the property benefits from a single garage and one allocated off-road parking space.

Tenure: Freehold

EPC: C

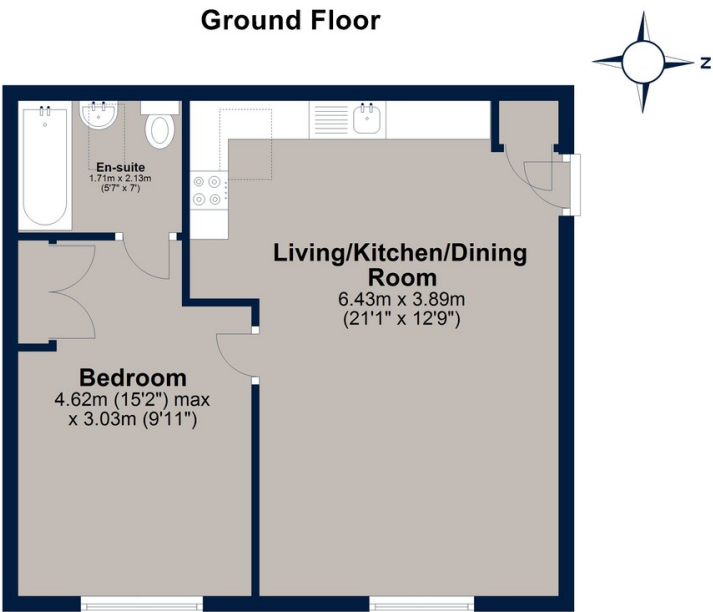
Council Tax: Band A

Service charge for 2025 - £205





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Total area: approx. 45.2 sq. metres (486.6 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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One bedroom coach house, still within its 10 year NHBC warranty. Ideally located for A1 access and Stamford town and perfect for FTB, investment or lock up and leave.

Accommodation: Open plan kitchen / living / dining, bedroom with dressing area and en-suite bathroom.

Driveway and single garage.... Available with NO forward chain.

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

