



Wheatsheaf Way, Stamford
£199,950



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.

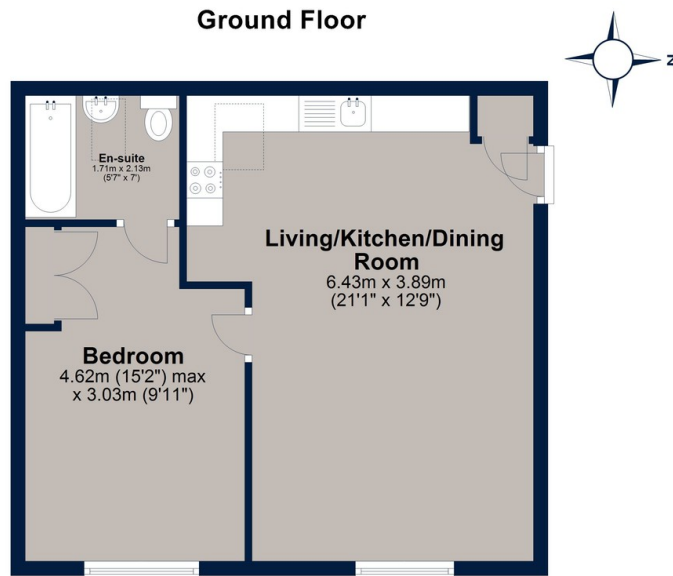
Externally, the property benefits from a single garage and one allocated off-road parking space.

Tenure: Freehold
EPC: Maximum potential achieved
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		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements