



5 BELTON GARDENS, STAMFORD, PE9 2WX

2 BEDROOM END OF TERRACE PROPERTY





THE PROPERTY

An opportunity to purchase a desirable end of terrace property, close to Stamford's historic town centre and just a short walk from the town train station. The interior comprises a well-sized and modern kitchen, with a large living room that has direct access into the garden, through the large patio doors. Upstairs, there is a principle double bedroom, second bedroom and family bathroom.

The property also benefits from off-street parking for two vehicles, as well as a private rear garden.

LOCATION

Situated a short walk from Stamford town centre Property provides easy access to Stamford's vibrant town centre and amenities, with its wealth of independent shops, cafes, restaurants, and riverside walks. Stamford railway station is within walking distance, offering direct services to Peterborough and onward connections to London King's Cross. The property also benefits from proximity to excellent local schools, including Stamford Endowed Schools.

DIRECTIONS

Exit the A1 at the junction for Stamford and Kettering (A1175) and follow the road to the junction. Turning left onto the High Street, carry on over Stamford Bridge, with the George Hotel on your left. Turn right immediately after the bridge and follow the road past Wharf Road Car Park. With TC Harrison Ford in front of you, turn right onto Belton Street. Carrying on past the garages, the property is on the left-hand side, at the end of a row of five terrace houses.

Off-street parking is available in front of the property, as well as a large amount of roadside parking.



LOCAL AUTHORITY

South Kesteven District Council
Council Offices,
The Picture House,
St Catherine's Road,
Grantham NG31 6TT

COUNCIL TAX

Band B

SERVICES

Mains water electricity and gas.

METHOD OF SALE

Offers are invited via Private Treaty with rights reserved to conclude marketing through an informal tender process.

VIEWINGS

Viewings should be arranged strictly by appointment with Ceres Property.

CONTACT

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Total area: approx. 60.3 sq. metres (649.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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