



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES

St. Peters Street,

Stamford, PE9 2PF

Offers in Excess of £450,000

SUMMARY

- Town Centre Location
- Garage & Off Road Parking
- Three Bedroom Town House
- Character Property
- Kitchen
- Two Reception Rooms
- Family Shower Room
- Viewings Highly Advised





*** TOWN CENTRE LOCATION WITH GARAGE & OFF ROAD PARKING *** Beautiful character property located in the middle of town with two reception rooms, three bedrooms, family shower room, kitchen, garage and off road parking. Viewings are highly advised, please call 01780 238110 to register your interest. The historic market town of Stamford with from many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away. 1. Money Laundering Regulations.....People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by

Tenure:

EPC Rating: E

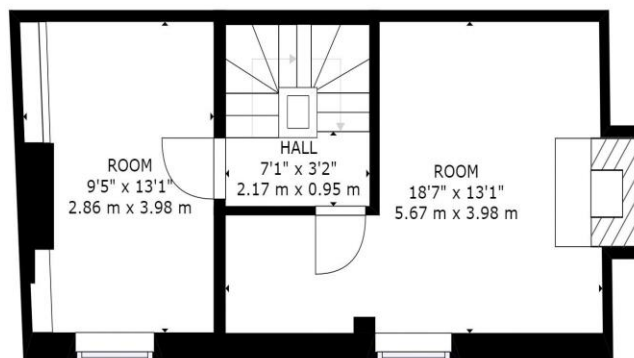
Council Tax Band: D

Local Authority:

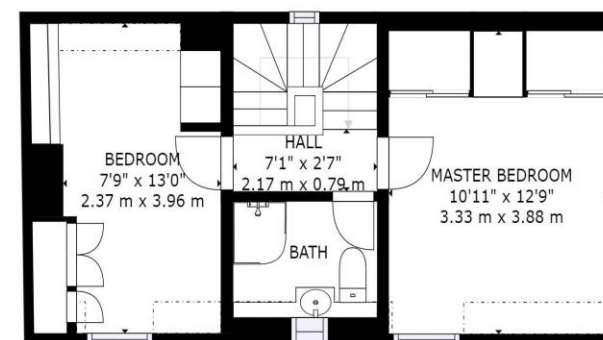
Services:

DISCLAIMER

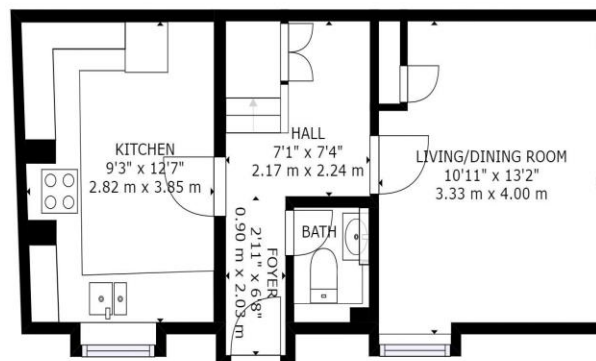
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FLOOR 2



FLOOR 3



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 369 sq ft, 34 m², FLOOR 2: 383 sq ft, 36 m²
FLOOR 3: 332 sq ft, 31 m², EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 29 sq ft, 3 m²
TOTAL: 1084 sq ft, 101 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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