



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES

Gloucester Road,

Stamford, PE9 1LH

£225,000



# SUMMARY

- Two Bedroom Terraced Home
- Off Road Parking
- Large Enclosed Rear Garden
- Kitchen Dining Room
- Living Room
- Family Bathroom
- Short Walk To Town Centre
- No Onward Chain





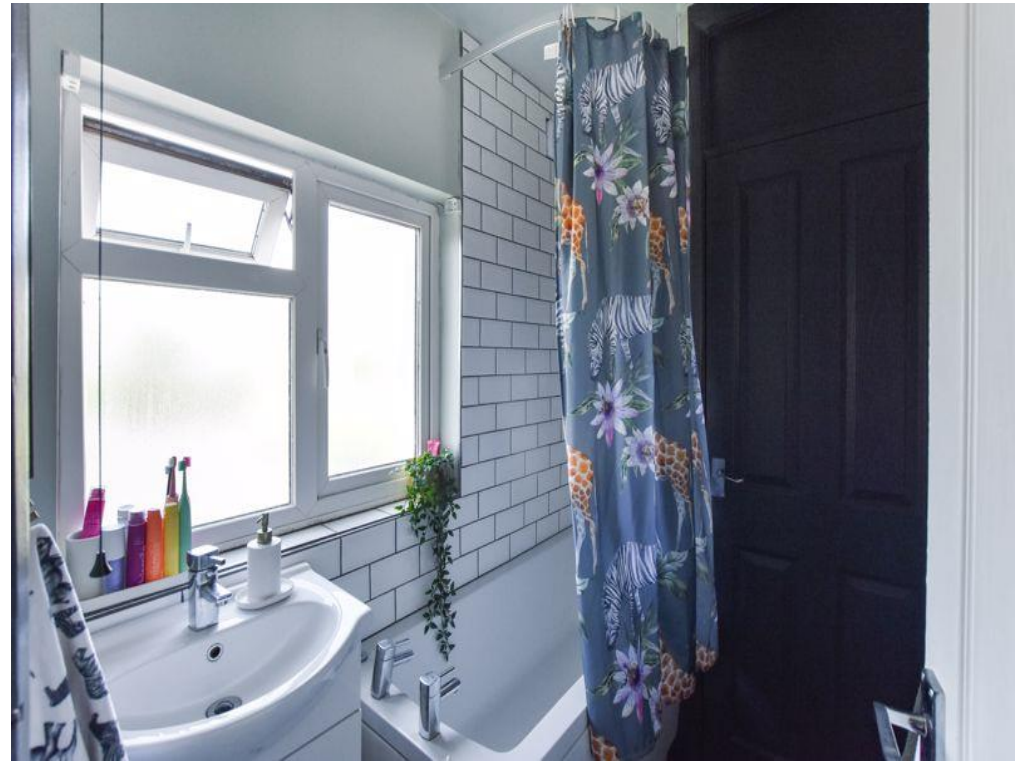


Charming & Stylish Two-Bedroom Home Just Moments from Stamford Town Centre  
Perfectly positioned just a short stroll from Stamford's vibrant town centre, this beautifully presented two-bedroom terraced home combines modern comfort with classic charm. Inside, you'll find a contemporary kitchen/dining room ideal for entertaining, a cosy yet spacious living room, two generously sized bedrooms, and a sleek family bathroom. Outside, enjoy the benefits of off-road parking and a private, enclosed rear garden—perfect for relaxing or outdoor dining.

The historic market town of Stamford with 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.











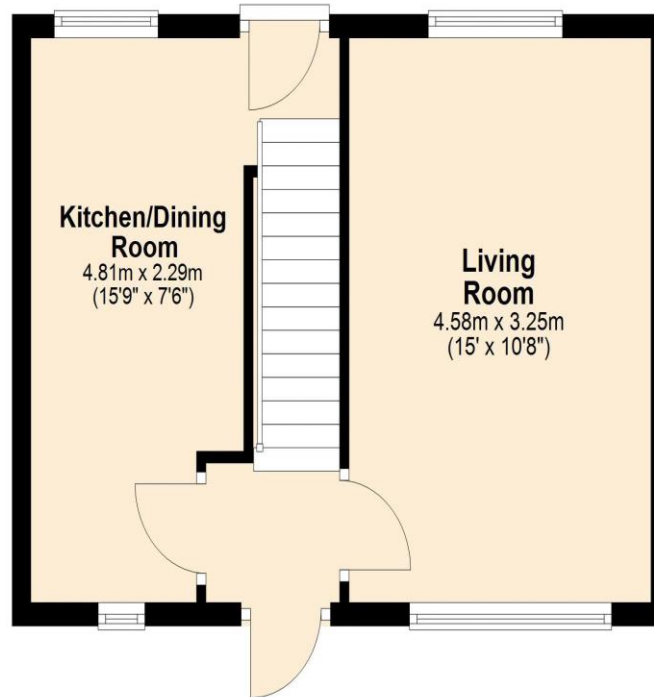


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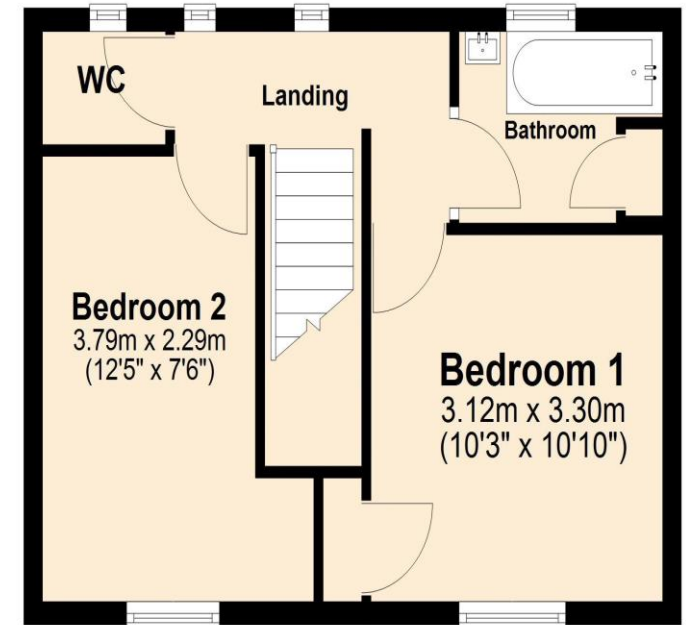
## Ground Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



## First Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



Total area: approx. 64.1 sq. metres (690.2 sq. feet)

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