

## 3 Rock Terrace Scotgate, Stamford, PE9 2YJ

This stunning Grade II Listed period town house is set within walking distance of the town centre, comes with three bedrooms, three reception rooms and a south facing walled garden. The property has a wealth of original features that include: - high ceilings, shutters to the bay windows and separating screen between the sitting and dining rooms.

The accommodation comprises: -

Lower Ground Floor: - Hallway, kitchen, reception room/bedroom four, pantry and store/utility.

Ground Floor: - Entrance Hall, sitting room, dining room and shower room.

First Floor: - Landing, Main bedroom, two further bedrooms and the bathroom.

To the rear is a walled south facing garden that has been split onto several levels and is a real sun trap, plus it provides access to Rock Road at the rear.

Viewing is highly recommended.

**Guide Price £725,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Stunning Period Home
- High Ceilings, Shutters and Original Dividing Screen
- Accommodation Set Over Three Floors
- South Facing Low Maintenance Garden
- Viewing Highly Recommended
- Walking Distance To The Town Centre
- Three/Four Bedrooms
- Gas Fired Central Heating
- Close To Waitrose
- Council Tax Band - E



**ACCOMMODATION:**

**Ground Floor**

**Entrance Hall**

**Sitting Room**  
4.62m x 3.68m (15'2" x 12'1")

**Dining Room**  
3.91m x 3.00m (12'10" x 9'10")

**Shower Room**  
2.82m x 0.99m (9'3" x 3'3")

**Lower Ground Floor**

**Kitchen**  
3.33m x 2.87m (10'11" x 9'5")

**Reception Room/Bedroom Four**  
4.95m x 3.71m (16'3" x 12'2")

**Pantry**  
3.38m x 1.19m (11'1" x 3'11")

**Store/Utility**  
2.41m max x 2.03m max (7'11" max x 6'8" max)

**Hallway**

**First Floor**

**Landing**

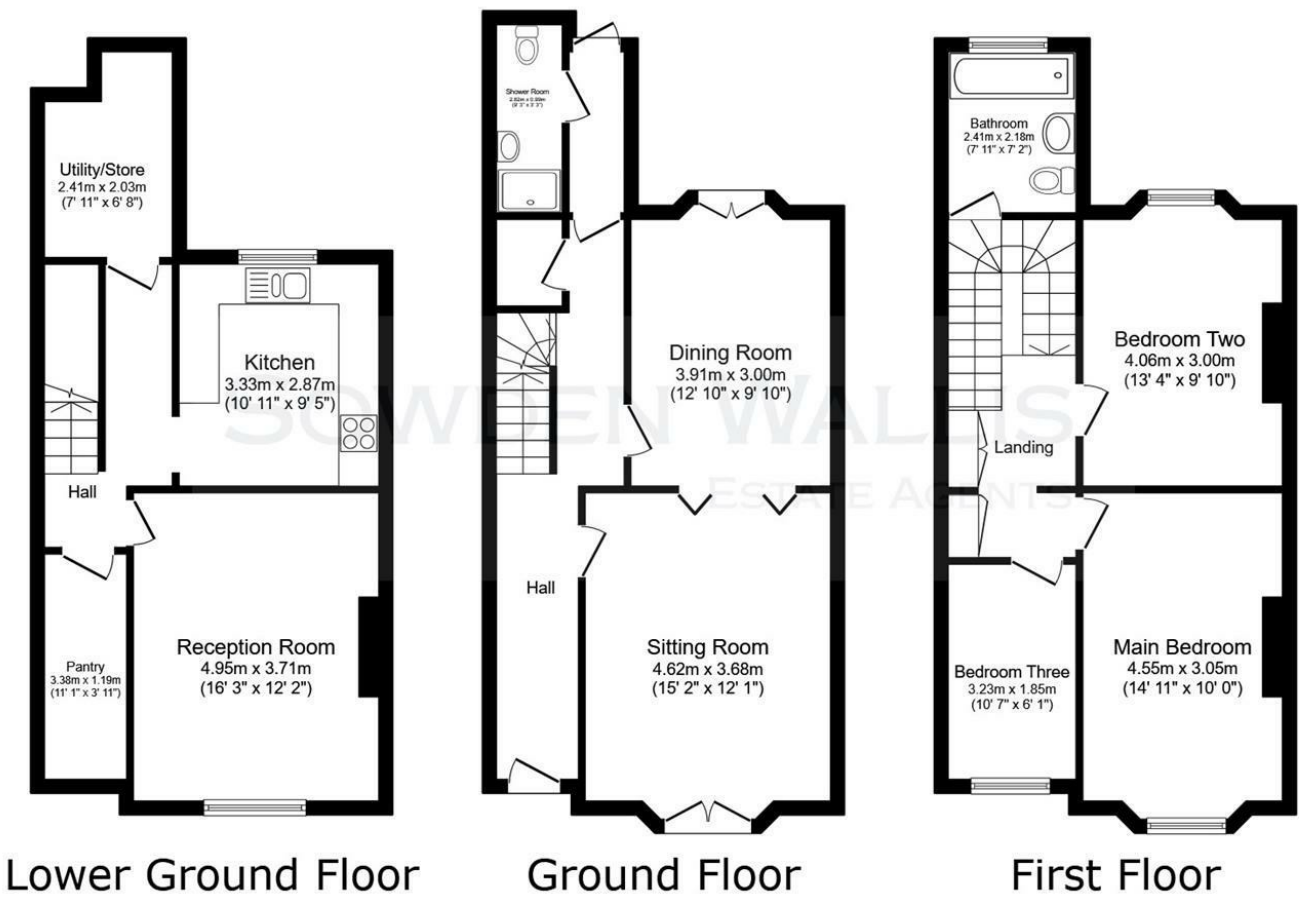
**Main Bedroom**  
4.55m x 3.05m (14'11" x 10')

**Bedroom Two**  
4.06m x 3.00m (13'4" x 9'10")

**Bedroom Three**  
3.23m x 1.85m (10'7" x 6'1")

**Bathroom**  
2.41m x 2.18m (7'11" x 7'2")

**FLOOR PLAN:**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)