

35 St. Pauls Street, Stamford, Lincolnshire, PE9 2BH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Positioned in Stamford's historic town center, only a moments walk from the high street, is this four bedroomed home. Having been in the same family since being built, the house has had many improvements over the years including a loft conversion and secondary double glazing. It is now requiring modernisation throughout with great potential for a buyer.

The property comprises; porch, entrance hall, living room, dining room, kitchen, utility room, w/c, three bedrooms and the family bathroom on the first floor, in addition to a further bedroom and shower room on the second floor.

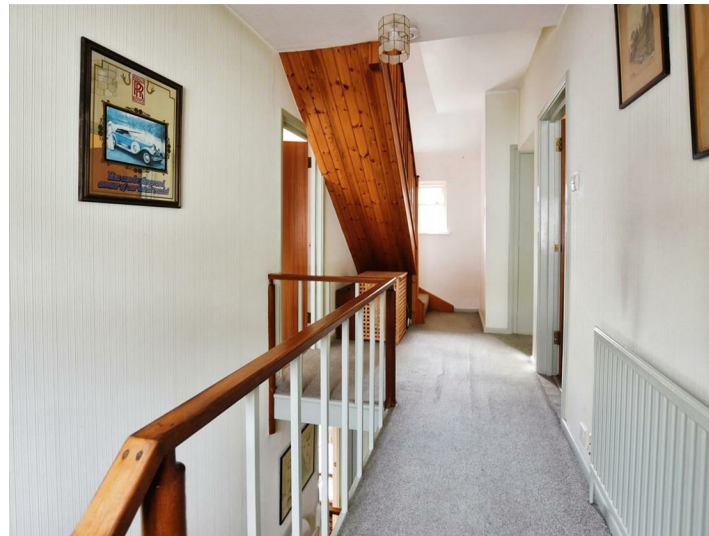
To the rear of the property is a deceptively spacious south facing lawned garden, split over two levels.

£700,000 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.

- Town Centre Location
- Generous split level garden
- Bathroom, shower room and W/C
- NO CHAIN

- Four well proportioned bedrooms
- Requiring modernisation throughout
- Utility and outbuildings
- EPC - C Council Tax - E



ACCOMMODATION:

Porch

Entrance Hallway

Lounge
3.38m x 5.77m (11'1 x 18'11)

Dining Room
3.23m x 3.73m (10'7 x 12'3)

Kitchen
3.53m x 3.81m (11'7 x 12'6)

Utility Room

W/C

First Floor Landing

Bedroom
3.23m x 4.42m (10'7 x 14'6)

Bedroom
4.19m x 3.40m (13'9 x 11'2)

Bedroom
2.08m x 3.00m (6'10 x 9'10)

Bathroom

Second Floor Landing

Bedroom
4.01m x 2.57m (13'2 x 8'5)

Shower Room

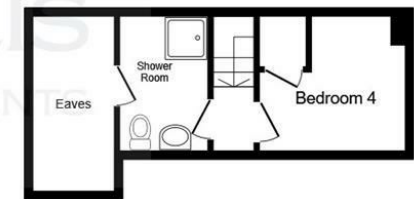
FLOOR PLAN:



Ground Floor



First Floor



Second Floor

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