



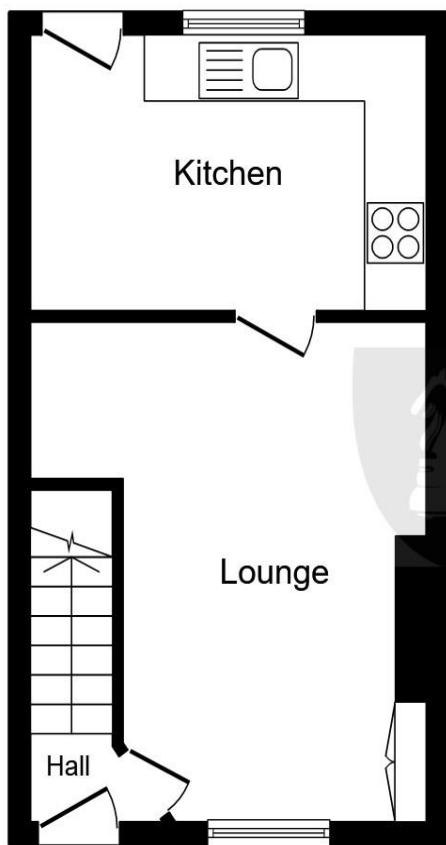
72 Scotgate
Stamford PE9 2YB



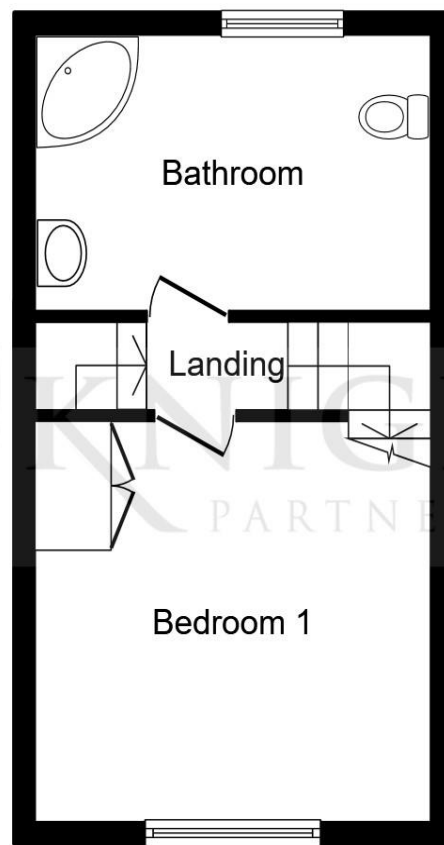
Welcome to
72 Scotgate

This instantly recognisable edifice is found in the very heart of Stamford. If you are looking to soak up the sights and sounds of Stamford this property offers convenience and charm just steps away from All Saints Church, Red Lion Square and the Meadows beyond.

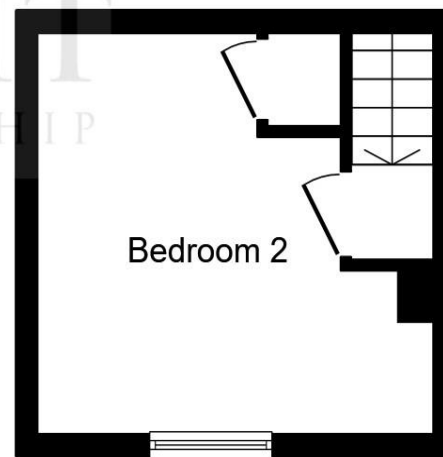




Ground Floor



First Floor



Second Floor

Entrance Hall

Lounge Dining Room

9' 4" x 15' 8" (2.84m x 4.78m)

Kitchen

6' 11" x 10' 6" (2.11m x 3.20m)

Stairs To The First Floor

Bedroom One

14' 2" x 12' 9" (4.32m x 3.89m)

Bathroom

6' 7" x 10' 2" (2.01m x 3.10m)

Stairs To Second Floor

Bedroom Two

13' 11" x 13' 3" (4.24m x 4.04m)

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Welcome to

72 Scotgate

- Stunning Grade II Listed Town House
- Two Double Bedrooms
- Period Home
- Beautifully Finished Kitchen & Bathroom
- Lounge Dining Room
- Centrally Located By All Saints Church
- Rear Access
- No Onward Chain

Tenure: Freehold EPC Rating: Exempt

This beautifully finished Grade II Listed town house would make a fantastic pied-a-terre for investment purposes or your own convenience, the accommodation is laid out over three floors and comprises; Entrance hall with door through to the lounge dining room, with feature fireplace and generous under stair storage cupboard, beyond the lounge is the kitchen with integrated appliances including the fridge/freezer, oven and hob and washing machine. There is a back door opening onto the access passageway.

Upstairs from the first floor landing is a well-proportioned double bedroom with ample built in storage, the bathroom lies to the rear of the property and is fitted with a free standing roll top bath and separate shower cubicle, WC and pedestal hand basin. A further set of stairs lead up to the second floor double bedroom enjoying charming views across the rooftops.

Available with no onward chain, viewing highly recommended.

£310,000



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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PARTNERSHIP

Property Ref:

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