



Scotgate  
Stamford PE9 2YB

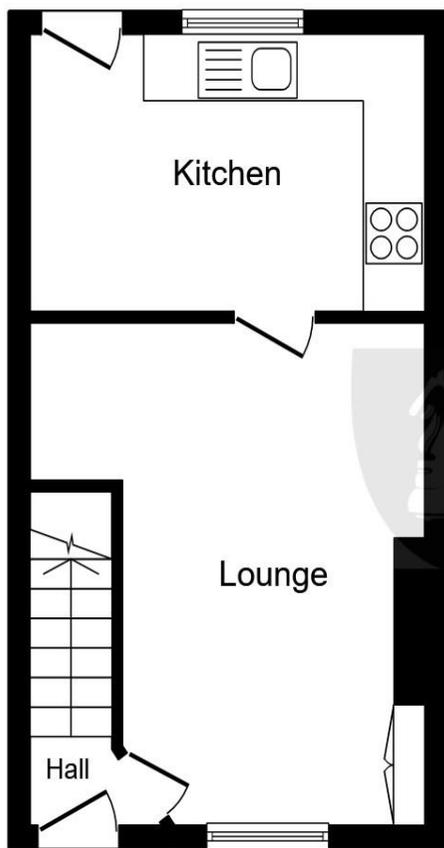


KNIGHT  
PARTNERSHIP

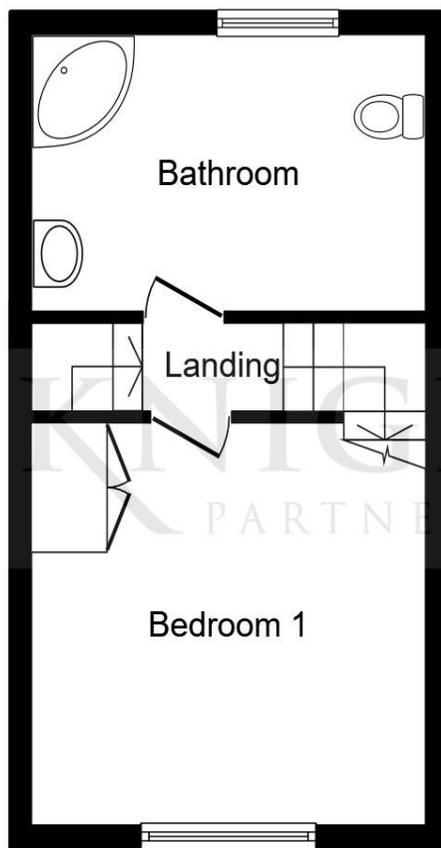
## Welcome to Scotgate

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.

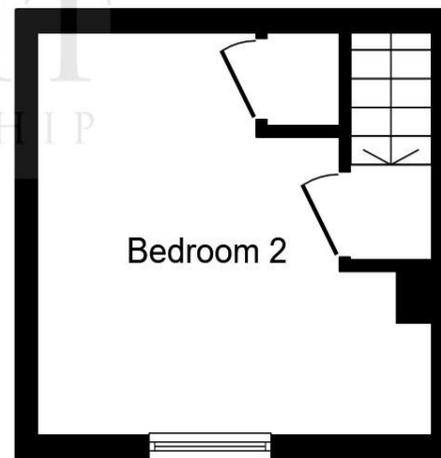




**Ground Floor**



**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](http://www.focalagent.com)

## Welcome to

### Scotgate

- Stunning Grade II Listed Town House
- Two Double Bedrooms
- Period Home
- Beautifully Finished Kitchen & Bathroom
- Lounge Dining Room

Tenure: Freehold EPC Rating: Exempt

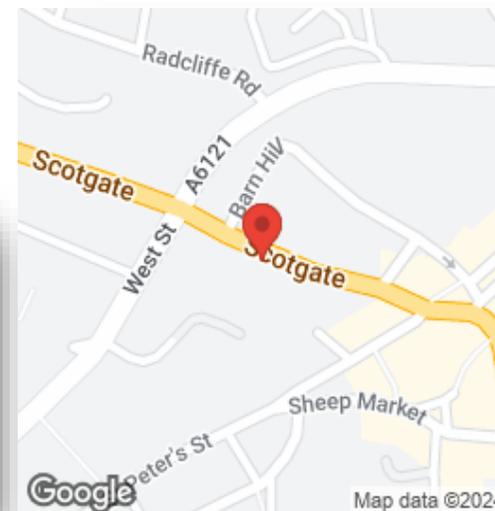
offers over

# £300,000

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.



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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# KNIGHT

PARTNERSHIP

Property Ref:

SMD104477 - 0003