



58 East Street, Stamford, PE9 1QD

 **NEWTON FALLOWELL**

 2  1  2

Key Features

- Two bedroom end terrace
- Town centre location
- Permit parking
- Light and airy living room
- Conservatory
- Versatile study
- Modern kitchen
- Modern Bathroom
- EPC Rating D

£950 PCM





Two bedroom end of terrace property situated in the heart of the Stamford, only a stones throw away from the town centre. The property benefits from a modern kitchen & bathroom, light and airy living room, conservatory, versatile study and enclosed rear garden.

The property is arranged over two floors, entering via the entrance hall with handy storage cupboard and access into the kitchen. The kitchen has a wealth of units and cooker. The large living room is flooded with natural light and has an opening in the conservatory. Completing downstairs is the versatile study. To the first floor, the landing connects two well balanced bedrooms, one double and one single, plus the three piece modern bathroom.

Outside is a low maintenance timber decking seating area, fully enclosed. The property is in an area which you can apply for permit parking.





Entrance hall 2.03m x 0.91m (6.7ft x 3ft)

Kitchen 3.21m x 2.03m (10.5ft x 6.7ft)

Living room 4.22m x 3.26m (13.8ft x 10.7ft)

Conservatory 2.7m x 2.57m (8.9ft x 8.4ft)

Study 2.57m x 2m (8.4ft x 6.6ft)

Landing 1.91m x 0.83m (6.3ft x 2.7ft)

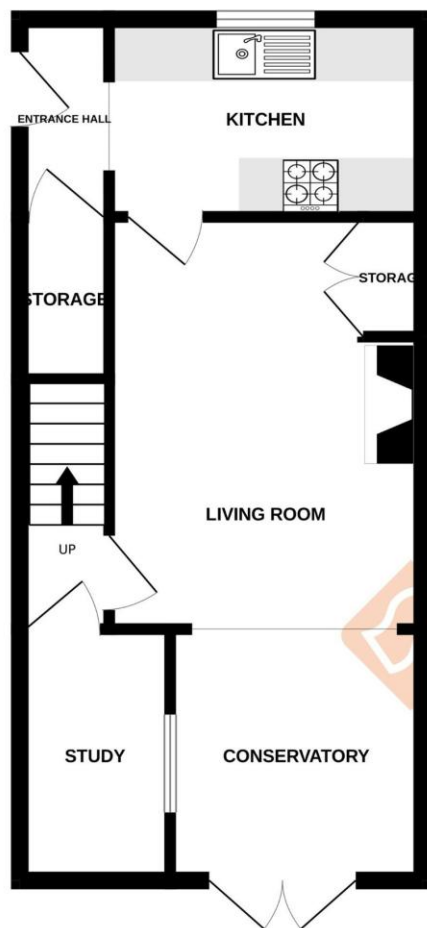
Bedroom one 4.23m x 3.52m (13.9ft x 11.5ft)

Bedroom two 2.87m x 2.25m (9.4ft x 7.4ft)

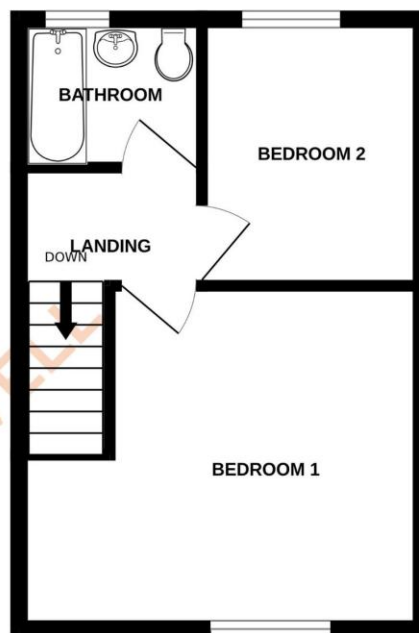
Bathroom 1.89m x 1.51m (6.2ft x 5ft)



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.