



**8 ALBERT ROAD**

Stamford, PE9 2EA

 **Digby & Finch**  
ESTATE AGENTS



*A modern stone townhouse, situated in a prime location in Stamford, only a few minutes' walk from both the heart of Stamford and Burghley Park. This lovely home offers versatile accommodation over three floors, a pretty southeast facing courtyard garden and an allocated parking space.*

## **GROUND FLOOR**

A welcoming entrance hall provides access to the fully fitted breakfast kitchen, offering a range of wall and floor standing cabinets, with integrated appliances including an electric double oven, gas hob, with extractor over and a dishwasher. Conveniently located off the kitchen, is the useful utility room housing the central heating boiler and space for white goods. Moving along the entrance hall double doors open to a beautifully proportioned reception room, currently used as a dining room, with French doors opening onto an attractive courtyard garden. A ground floor cloakroom with wc and wash hand basin completes the ground floor accommodation.

## **FIRST FLOOR**

The staircase rises to the first floor landing space with French doors opening to a bright and spacious sitting room.



Beyond the sitting room is the principal bedroom suite which offers an in built wardrobe and an en suite shower room.

## SECOND FLOOR

On the second floor are three further bedrooms along with the family bathroom, with panelled bath, low level wc and pedestal wash hand basin.

## OUTSIDE

To the rear of the property is a mature southeast facing courtyard, with access to the allocated parking space.

## LOCAL AMENITIES

Stamford is an attractive and thriving market town and was the country's first designated Conservation Area in 1967 and appears annually in The Sunday Times "The best places to live in the UK". Famed for its Georgian street scene, Stamford supports an active community. The traditional weekly market continues, whilst the town centre boasts a wide variety of restaurants, bars and boutique shops, as well as all the high street amenities and supermarkets. Architectural landmarks including The George Hotel, Burghley House and its proximity to the leisure pursuits afforded by Rutland Water, Stamford also offers a high standard of both state and private education for all age groups. Stamford railway station is close by with excellent commuter links to London (connect at Peterborough to Kings Cross) and Cambridge.



## SERVICES

Mains water, electricity and drainage are understood to be connected. There is gas fired central heating.

## LOCAL AUTHORITY

South Kesteven District Council  
Council Tax Band: D

## TENURE

Freehold for sale by private treaty.

## POSSESSION

Vacant possession upon completion.

## VIEWING

Strictly by appointment through Digby & Finch Estate Agents.

## FIXTURES AND FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



## PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.


## AGENT'S NOTE

Half yearly service charge £252.81

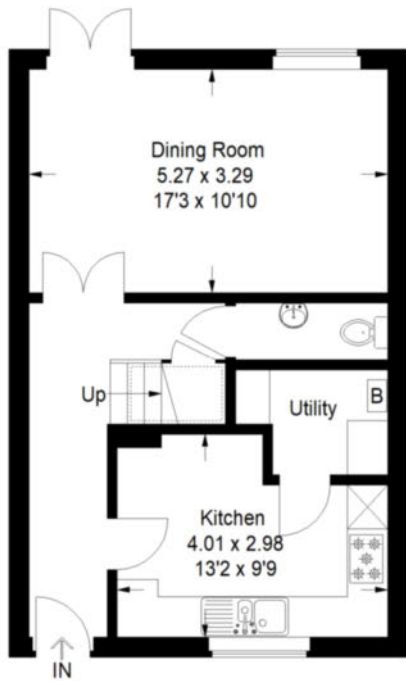
We declare that there is a personal interest in the sale of this property. The property is being sold on behalf of a family member of staff within Digby & Finch.

EPC - C

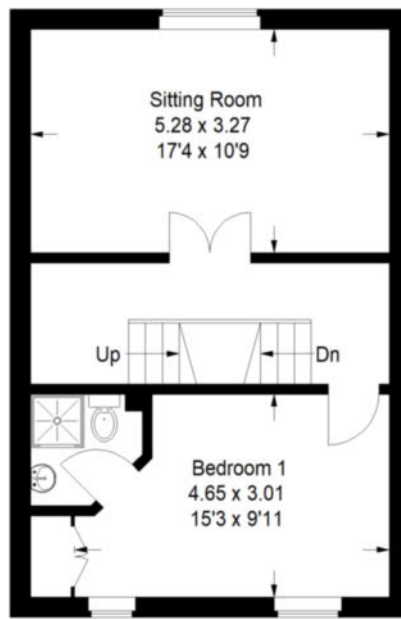
# 8 Albert Road, Stamford, PE9 2EA

 = Reduced headroom below 1.5 m / 5'0"

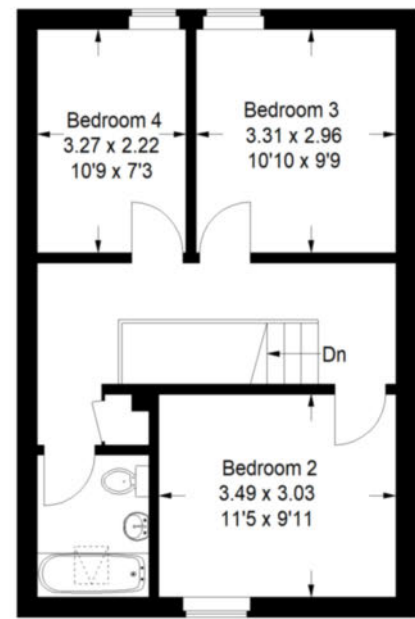
Approximate Gross Internal Area = 134 sq m / 1442 sq ft



Ground Floor




First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	79	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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