



Empingham Road Stamford, PE9 2RH

This character mid terrace property is well presented throughout and really must be viewed to appreciate the surprising amount of space on offer. Conveniently located towards the bottom of Empingham Road, just a few minutes walk from Stamford's Town Centre and its many local amenities, Waitrose, and local schools.

£275,000

Empingham Road

Stamford, PE9 2RH



2



2



1



- Two Bedroom Victorian Mid Terraced House
- Galley Kitchen & Utility
- Attic

- Highly Sought After Area of Town
- Two Double Bedrooms
- Garden Front & Rear

- Open Plan Lounge & Dining Room
- Bathroom & Shower Room
- EPC Rating - D

Entrance Porch

Lounge/Dining Room

Lounge Area

12'2" x 15'11" (3.71m x 4.85m)

Dining Room Area

12'5" x 13'1" (3.78m x 3.99m)

Kitchen

7'4" x 8'4" (2.24m x 2.54m)

Utility Room

4'6" x 19'5" (1.37m x 5.92m)

Bathroom

7'5" x 8'4" (2.26m x 2.54m)

Landing

Bedroom 1

10'7" x 11'9" (3.23m x 3.58m)

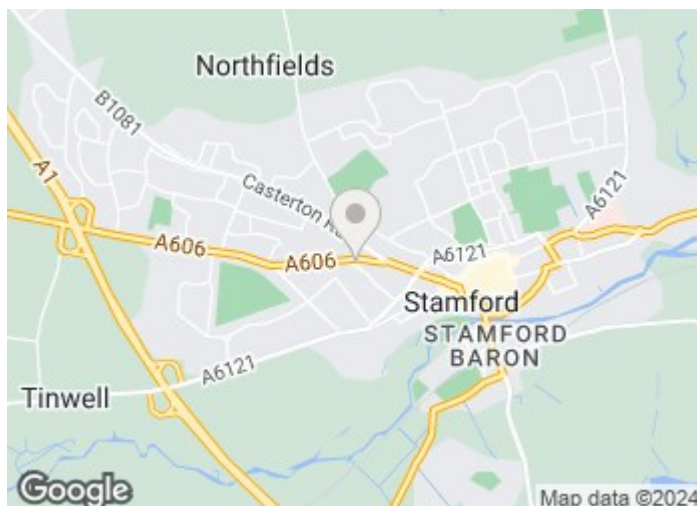
Bedroom 2

8'6" x 10'10" (2.59m x 3.30m)

Shower Room

7'6" x 15'4" (2.29m x 4.67m)

Attic

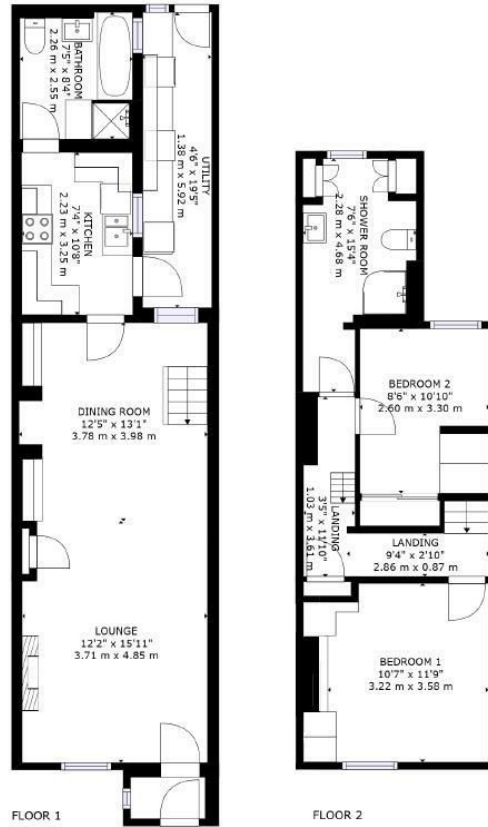


Directions

Please use Postcode PE9 2RH for Sat Nav Guidance



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 628 sq. ft, 58 m², FLOOR 2: 417 sq. ft, 39 m²
 TOTAL: 1046 sq. ft, 97 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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