



## St. Peters Street Stamford, PE9 2PF

This extremely well presented 2 bedroom character property literally sits in the very heart of Stamford Town centre, offering easy access to the many local shops, amenities, bars and restaurants. Benefiting from many original features as well as modern fitted shower rooms and kitchen, as well as a generous private garden to the rear viewing is truly a must.

£1,350 PCM

# St. Peters Street

Stamford, PE9 2PF



- Extremely well presented 2 bedroom period flat
- Large Enclosed Private Garden Largely Laid to Lawn
- Packed with Character Features including Original Beams and lofted ceilings
- 2 Double Bedrooms and 2 Modern Shower Rooms
- Living Room with Fireplace and Juliette Balcony Overlooking Garden
- Modern Kitchen/Dining Room
- Private Entrance on Ground Floor into Utility Space
- Town Centre Location
- Parking Available Nearby under Separate Arrangement
- Please refer to attached Key Facts for Buyers for Material Information disclosures

## Ground Floor Entrance/Utility

13'0" x 8'0" (3.98 x 2.46)

## Inner Hall

## Living Room

21'3" x 13'6" (6.5 x 4.14)

## Kitchen/Dining Room

11'3" x 13'7" (3.43 x 4.16)

## Bedroom 1

11'2" x 17'8" (3.42 x 5.4)

## Shower Room

5'6" x 7'8" (1.7 x 2.35)

## Bedroom 2

14'11" x 11'3" (4.56 x 3.44)

## Ensuite

5'5" x 4'10" (1.66 x 1.49)

Large Private Enclosed Rear Garden with Hardstandi

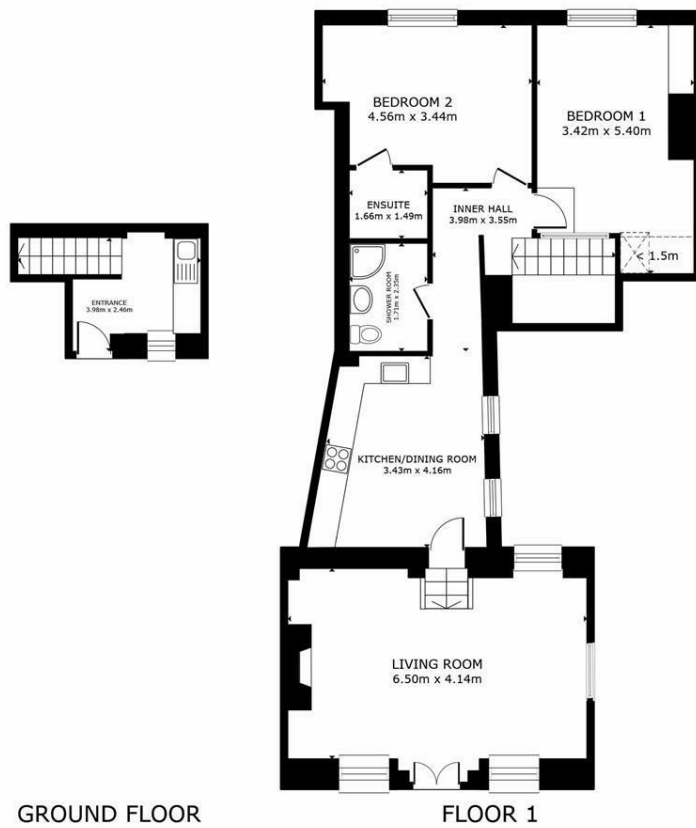


## Directions

Please use post code PE9 2PF for Sat Nav assistance



# Floor Plan



GROSS INTERNAL AREA  
 GROUND FLOOR 7.1 m<sup>2</sup> FLOOR 1 92.6 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 1.3 m<sup>2</sup>  
 TOTAL : 99.7 m<sup>2</sup>  
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.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA  
 Tel: 01780 750000 Email: [info@goodwinproperty.co.uk](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	61
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	