



Reform Street Stamford, PE9 2XB

This 3-bedroom mid terrace character house offers extremely generous ground floor accommodation with a large garden all located in this popular area of Stamford just a few minutes' walk from the Town centre and local amenities. The property has been refurbished in recent years to offer well-presented accommodation throughout.

Asking Price £345,000

Reform Street

Stamford, PE9 2XB



- Character Property Close to Town Centre
- 2 Separate Receptions
- Shower Room
- Refurbished In Recent Years Throughout
- Stunning Living Kitchen
- Good Sized Rear Garden
- Generous Ground Floor Accommodation
- 3 Bedrooms
- Please Refer to Attached Key Facts For Buyers For Material Information Disclosures

Sitting Room

13'10" x 11'2" (4.22m x 3.40m)

Living Kitchen

17'6" x 12'0" (5.33 x 3.66)

Garden Room/Snug

7'7" x 10'7" (2.31 x 3.23)

Utility Room

WC

Landing

Bedroom 1

9'0" x 12'0" (2.74 x 3.66)

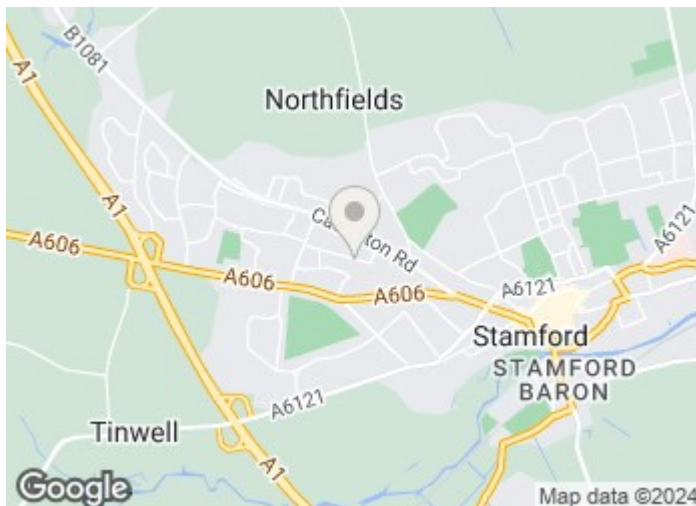
Bedroom 2

17'6" x 7'11" (5.33 x 2.41)

Bedroom 3

8'0" x 8'4" (2.44 x 2.54)

Shower Room

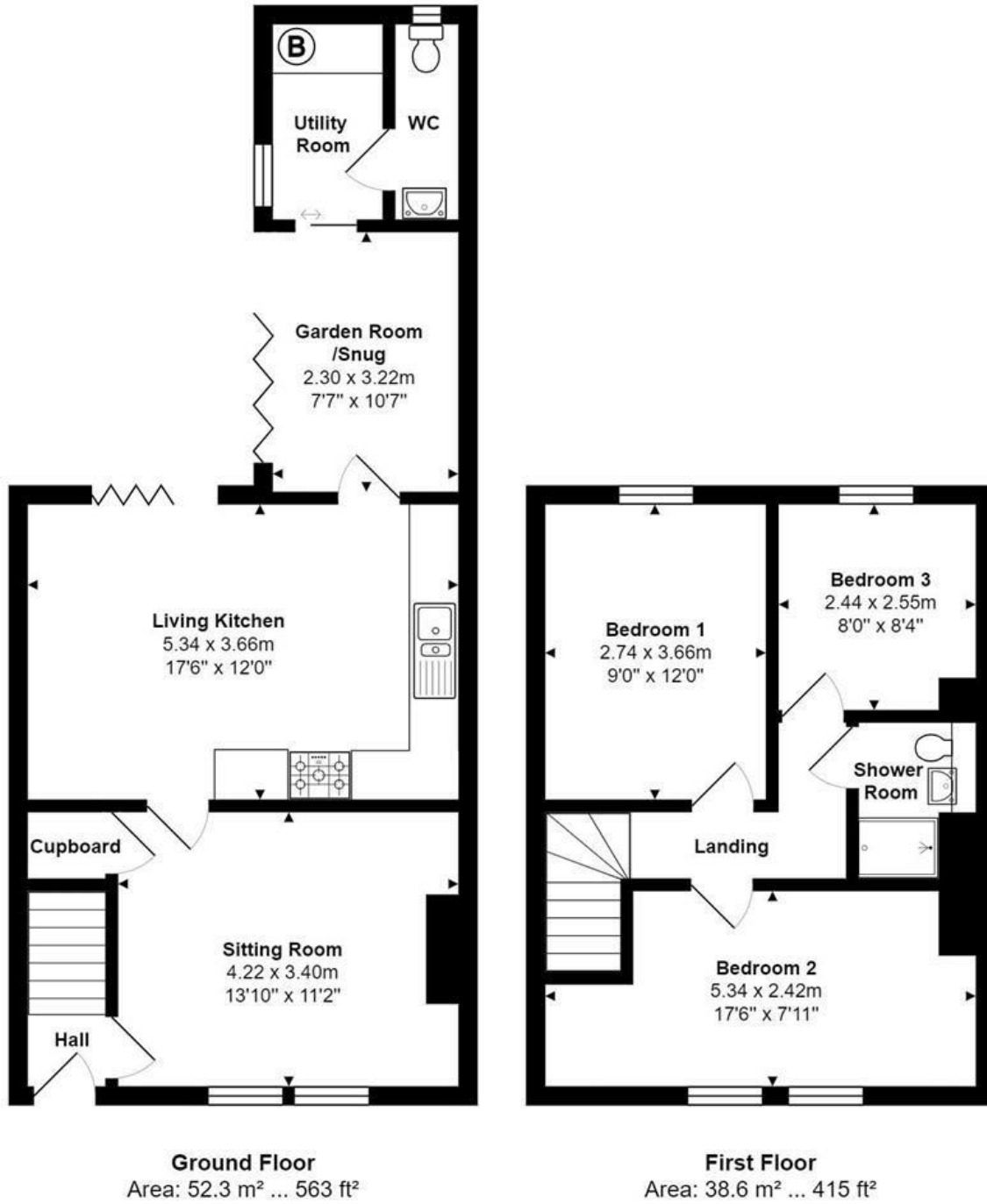


Directions

Please use the following postcode for Sat Nav guidance - PE9 2XB



Floor Plan



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		81
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	