



Conduit Road Stamford, PE9 1QL

Finished to an exceptionally high standard throughout this 3 bedroom family home has been meticulously refitted, updated and modernised from the very top to the bottom and really must be seen to appreciate all that is on offer. Effectively now being offered in show home condition the property has to all intents and purposes been rebuilt with some of the key elements including - new roof, windows, dry lining, insulation, kitchen, bathrooms, flooring and décor to name but a few. Externally the attention to detail continues with a fantastic new S-W facing courtyard to the rear and stylish railings and tiled walkway to the front.

£1,595 PCM

Conduit Road

Stamford, PE9 1QL



- Fully refitted, updated and modernised 3 Bedroom Terrace House with Loft Room
- Open Plan Kitchen/Dining Room with Patio door into Garden
- Top Floor Study/Dressing Room/Hobby Room
- Close to Stamford Centre
- Bathroom, Shower Room and Separate Utility Room
- Living Room to Front with Bay Window
- New Flooring and Decor, Windows, Kitchen, Bathrooms, Courtyard, Roof, Insulation...
- Fully Enclosed S-W Facing Rear Courtyard Garden
- Please see Document Below for requisite Material Information Disclosures

Entrance Hall

Living Room

9'8 x 12'6 (2.95m x 3.81m)

Dining Room

13'10 x 11'0 (4.22m x 3.35m)

Kitchen

6'8 x 10'0 (2.03m x 3.05m)

Utility

Bathroom

7'0 x 5'2 (2.13m x 1.57m)

First Floor Landing

Bedroom 1

13'10 x 9'7 (4.22m x 2.92m)

Bedroom 2

10'10 x 10'8 max (3.30m x 3.25m max)

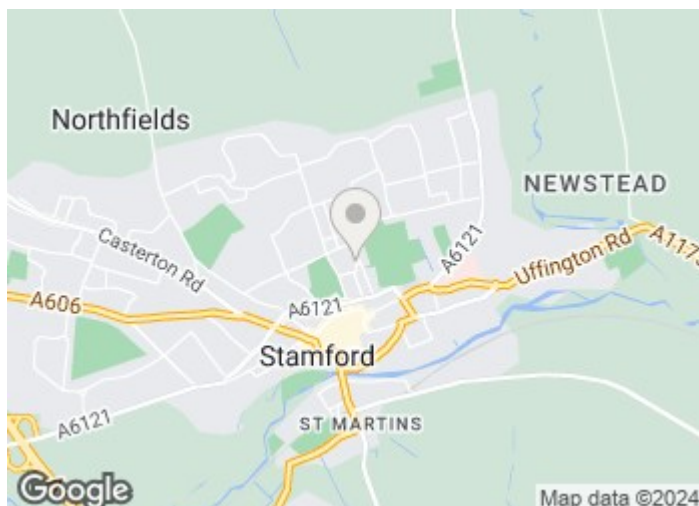
Bedroom 3

7'0 x 9'0 (2.13m x 2.74m)

Shower Room

Second Floor - Study/Dressing Room/Hobby Room

Enclosed Rear Courtyard

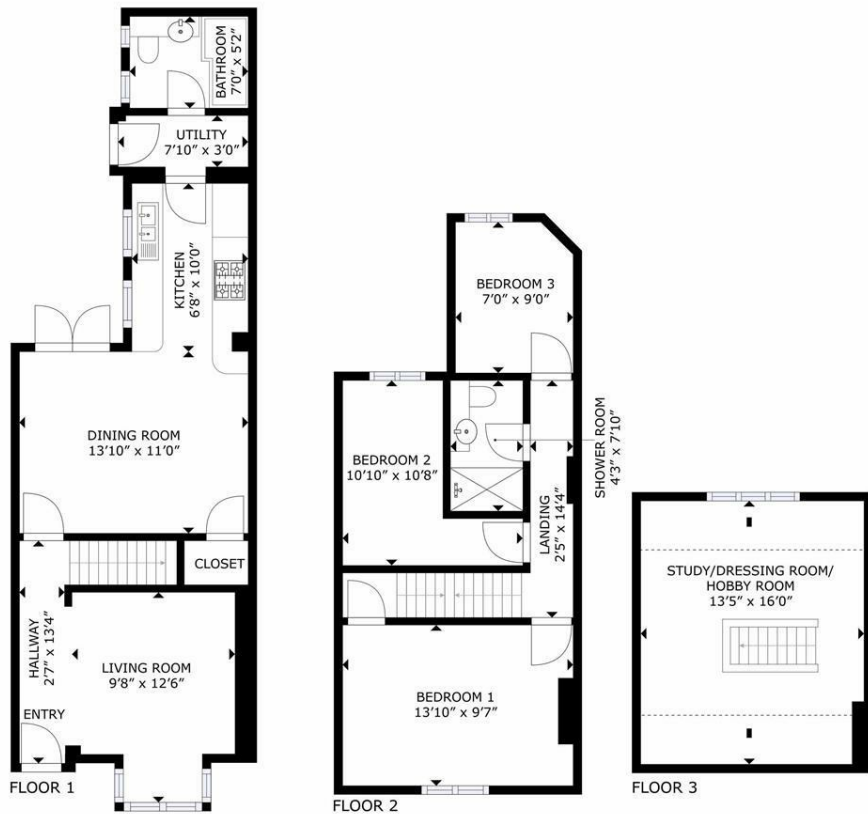


Directions

Please use postcode PE9 1QL for sat-nav assistance



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 485 sq. ft, FLOOR 2: 404 sq. ft,
 FLOOR 3: 133 sq. ft, TOTAL: 1,022 sq. ft
 REDUCED HEADROOM BELOW: 1.5 M: 77 sq. ft.
 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 | | 75 | 85 |
| (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 | |