



High Street

Stamford, PE9 2BB

This completely refurbished fully self contained 2 Double Bedroom Maisonette literally sits in the very heart of Stamford Town centre, offering easy access to the many local shops, amenities, bars and restaurants. The property underwent a major refurbishment just 12 months ago including the installation of a brand new Kitchen, new Shower Room, new Flooring and new Décor throughout and really must be seen to be fully appreciated.

£1,250 PCM

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- Self Contained 2 Double Bedroom Maisonette with Roof Terrace
- Private Entrance
- Generous Roof Terrace with views across Stamford roof line
- Previously Refitted Throughout - to include new Kitchen/Shower Room/Decor & Flooring
- Modern Kitchen with connected Dining Room and onward access to Roof Terrace
- Grade II listed Building
- 18' Living Room
- Stamford High Street Location
- Please refer to attached Material Information disclosures document below

GROUND FLOOR

. (.)

Private Street Entrance & Hallway

FIRST FLOOR

. (.)

Hallway

17'5" x 6'3" (5.31 x 1.91 (5.30 x 1.90))

Kitchen

14'3" x 7'6" (4.34 x 2.29)

Dining Room / Snug

14'3" x 10'2" (4.34 x 3.10)

Living Room

14'1" x 18'2" (4.29 x 5.54)

Roof Terrace (access via Dining Room Patio Doors)

SECOND FLOOR

. (.)

Landing

5'9" x 11'5" (1.75 x 3.48)

Bedroom 1

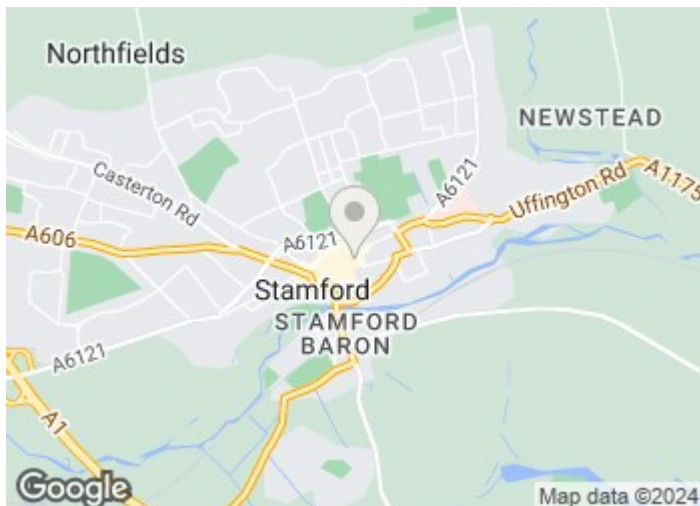
15'2" x 10'1" (4.62 x 3.07)

Bedroom 2

15'2" x 8'2" (4.62 x 2.49)

Shower Room

8'6" x 6'1" (2.59 x 1.85)

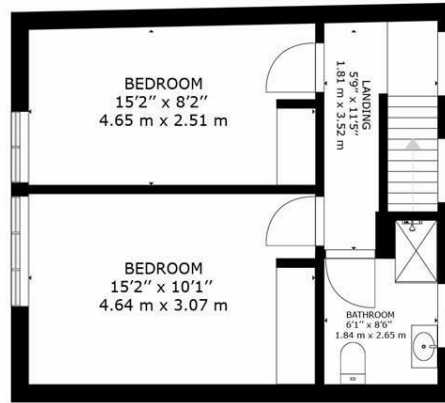


Directions

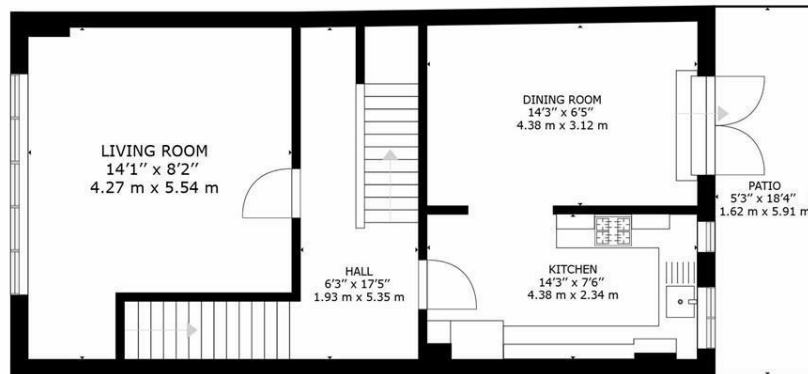
Please use post code PE9 2BB for Sat Nav guidance



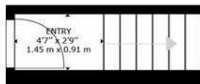
Floor Plan



FLOOR 3



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 656 sq.ft, 61 m², FLOOR 2: 409 sq.ft, 38 m²
 TOTAL: 1065 sq.ft, 99 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		60	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	