



## Albert Road Stamford, PE9 2EA

Period Stone 3 Bedroom Townhouse, with River Views, located in a sought-after location within a few minutes walk of the Town Centre and Burghley House, Park and Gardens. The accommodation is spacious throughout providing the ideal opportunity to create a beautiful home in the heart of Stamford.

£425,000

# Albert Road

Stamford, PE9 2EA



- Three Storey Stone Town House
- Requiring Renovation
- River Views
- Generous Accommodation
- Large Reception Room & Conservatory
- West Facing Established Rear Garden
- 3 Double Bedrooms
- Kitchen
- Please Refer to Attached KFB For Material Information Disclosures

**Porch**  
5'1" x 3'4" (1.55m x 1.02m)

**Living Room**  
18'3" x 10'4" (5.56m x 3.15m)

**Dining Room**  
13'10" x 9'6" (4.22m x 2.90m)

**Kitchen**  
7'7" x 15'7" (2.31m x 4.75m)

**Conservatory**  
8'8" x 7'10" (2.64m x 2.39m)

**Cloakroom**

**First Floor Landing**

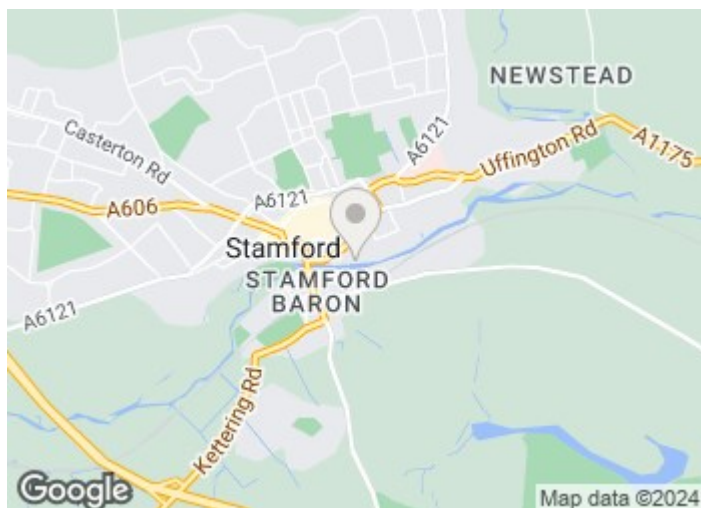
**Bedroom 1**  
17'4" x 10'2" (5.28m x 3.10m)

**Bathroom**  
11'6" x 9'6" (3.51m x 2.90m)

**Second Floor Landing**

**Bedroom 2**  
17'5" x 10'2" (5.31m x 3.10m)

**Bedroom 3**  
14'11" x 9'7" (4.55m x 2.92m)



## Directions

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



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 653 sq.ft, FLOOR 2: 442 sq.ft, FLOOR 3: 447 sq.ft  
 EXCLUDED AREA: PORCH: 15 sq.ft  
 TOTAL: 1542 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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