



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

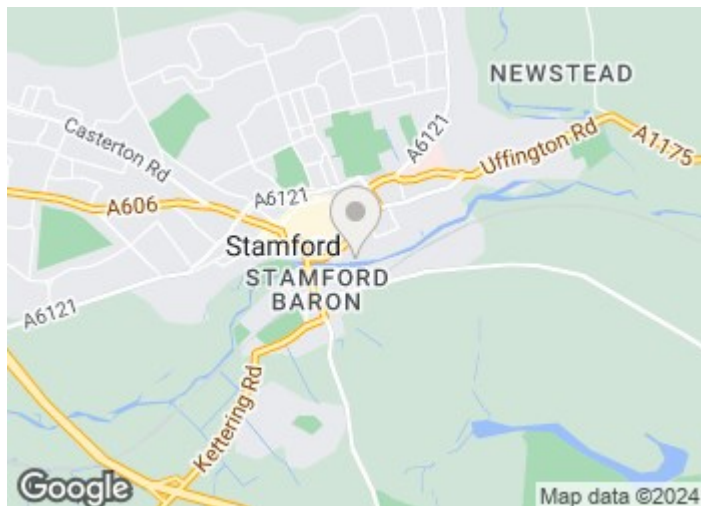
Albert Road

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- 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)	Conservatory 8'8" x 7'10" (2.64m x 2.39m)	Second Floor Landing
Living Room 18'3" x 10'4" (5.56m x 3.15m)	Cloakroom	Bedroom 2 17'5" x 10'2" (5.31m x 3.10m)
Dining Room 13'10" x 9'6" (4.22m x 2.90m)	First Floor Landing	Bedroom 3 14'11" x 9'7" (4.55m x 2.92m)
Kitchen 7'7" x 15'7" (2.31m x 4.75m)	Bedroom 1 17'4" x 10'2" (5.28m x 3.10m)	
	Bathroom 11'6" x 9'6" (3.51m x 2.90m)	



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

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	