



## Barnack Road Stamford, PE9 2NA

Set in a tucked away position close to the grounds of Burghley Park sits this beautifully presented Victorian property set just a short walk from the historic town centre of Stamford. The current landlord has much improved the property in recent years with the addition of a First floor Shower Room and Dressing Room to Bedroom 1.

£1,395 PCM



# Barnack Road

Stamford, PE9 2NA



- Victorian Two Bedroom End Terraced House
- Available mid May 2024
- 2 Bathrooms
- Popular Location Next to Burghley Park
- 22' Living Room, Kitchen/Diner
- Off Street Parking for 2 Vehicles & Mature Garden
- Walking Distance of Town
- Bedroom 1 with Dressing Room
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

3'1" x 20'11" (0.94m x 6.38m)

## Living Room

10'6" x 22'6" (3.20m x 6.86m)

## Kitchen/Diner

11'6" x 18'2" (3.51m x 5.54m)

## Utility

7'10" x 9'7" (2.39m x 2.92m)

## Bathroom

8'11" x 9'4" (2.72m x 2.84m)

## Landing

7'11" x 10'8" (2.41m x 3.25m)

## Bedroom 1

10'7" x 11'11" (3.23m x 3.63m)

## Dressing Room

5'4" x 7'5" (1.63m x 2.26m)

## Bedroom 2

9'3" x 8'9" (2.82m x 2.67m)

## Shower Room

4'9" x 7'5" (1.45m x 2.26m)

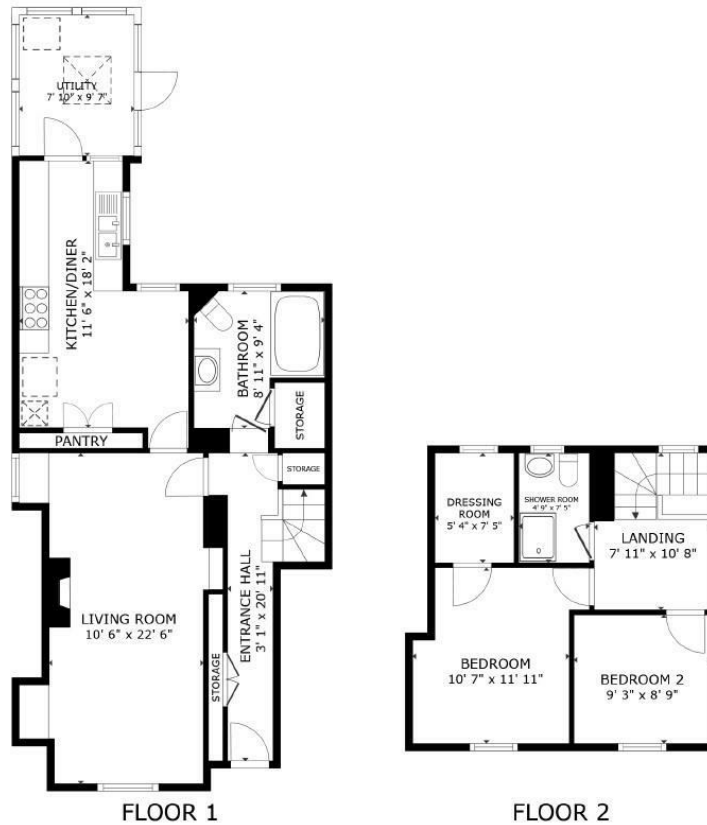


## Directions

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



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1 740 sq.ft. FLOOR 2 380 sq.ft.  
 TOTAL : 1,120 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.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA  
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

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>			77
(55-68) <b>D</b>		51	
(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	