



Rock House Gardens

Stamford, PE9 1AS

This established 4 Bedroom Semi Detached house is situated just a short walk from Stamford's Town Centre and all the amenities it has to offer. The property requires modernisation & refurbishment throughout but offers surprisingly spacious accommodation as well as the opportunity to further extend STPP.

£439,000

Rock House Gardens

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- 4 Bedroom Semi Detached Family Home
- Good Sized Accommodation Throughout
- Garage & Driveway Parking for 3 Vehicles
- Walking Distance of Town Centre
- Further Potential to Extend (STPP)
- NO CHAIN
- Complete Renovation Required
- South West Facing Rear Garden
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Porch

5'4" x 3'0" (1.63m x 0.91m)

Kitchen

9'2" x 10'3" (2.79m x 3.12m)

Dining Area

11'0" x 10'4" (3.35m x 3.15m)

Inner Hall

8'3" x 8'0" (2.51m x 2.44m)

Living Room

10'10" x 18'8" (3.30m x 5.69m)

Conservatory

12'9" x 8'2" (3.89m x 2.49m)

Shower Room

7'6" x 4'11" (2.29m x 1.50m)

Landing

14'5" x 7'2" (4.39m x 2.18m)

Bedroom 1

11'0" x 11'3" (3.35m x 3.43m)

Bedroom 2

11'0" x 10'2" (3.35m x 3.10m)

Bedroom 3

15'0" x 9'11" (4.57m x 3.02m)

Bedroom 4

8'6" x 7'2" (2.59m x 2.18m)

Bathroom

7'0" x 6'3" (2.13m x 1.91m)

Seperate WC

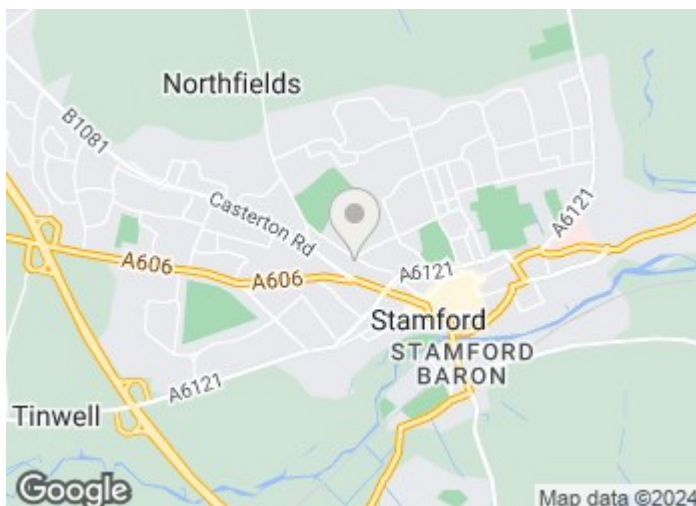
3'10" x 3'4" (1.17m x 1.02m)

Single Garage

22'4" x 9'11" (6.81m x 3.02m)

Workshop

12'5" x 9'6" (3.78m x 2.90m)

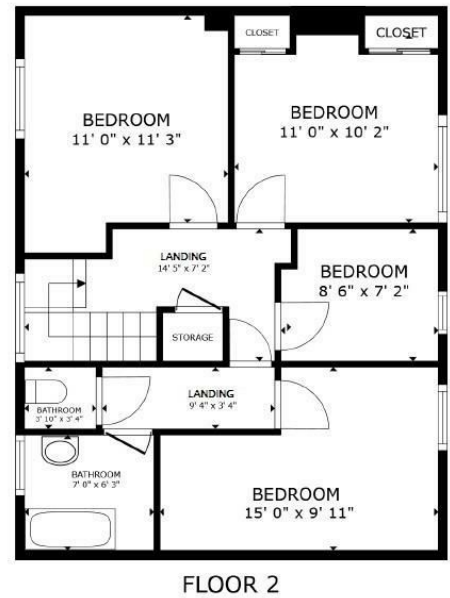
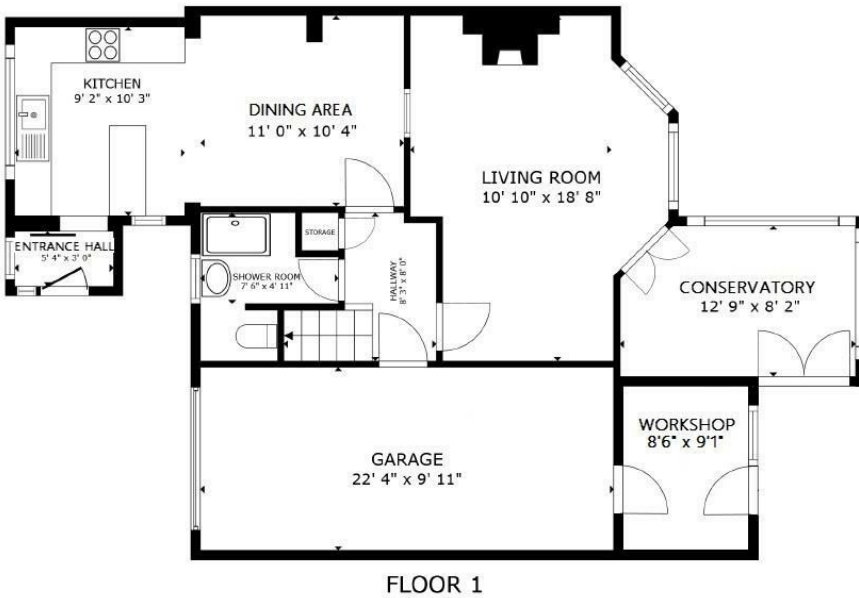


Directions

Please use the following postcode for Sat Nav guidance - PE9 1AS



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 676 sq.ft. FLOOR 2 642 sq.ft.
 EXCLUDED AREAS : GARAGE 221 sq.ft. & WORKSHOP 78 sq.ft.
 TOTAL : 1,318 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	