



Albert Road Stamford, PE9 2EA

Situated in the very heart of Stamford, just a few minutes walk from the Town centre and Burghley Park, is this well presented, 4 bedroom Townhouse that offers versatile accommodation spread over three floors with 1 Allocated Parking Space as well as a small Courtyard to the rear.

£445,000

Albert Road

Stamford, PE9 2EA



- 4 Bedroom Townhouse
- Versatile Accommodation
- Courtyard Garden
- Town Centre Location, Close to Burghley Park
- 2 Reception Rooms
- 1 Allocated Parking Space
- Well Presented Throughout
- 4 Bedrooms, 2 Bathrooms
- Please refer to attached Key Facts for Buyers for Material Information disclosures

Entrance Hall

Cloakroom

Living Room

17'5" x 10'10" (5.31m x 3.30m)

Kitchen

13'3" x 9'8" (4.04m x 2.95m)

Laundry

7'0" x 4'10" (2.13m x 1.47m)

First Floor Landing

Lounge

17'5" x 10'10" (5.31m x 3.30m)

Bedroom 1

15'4" x 9'8" (4.67m x 2.95m)

En Suite Shower Room

Second Floor Landing

Bedroom 2

11'5" x 9'8" (3.48m x 2.95m)

Bedroom 3

9'10" x 10'10" (3.00m x 3.30m)

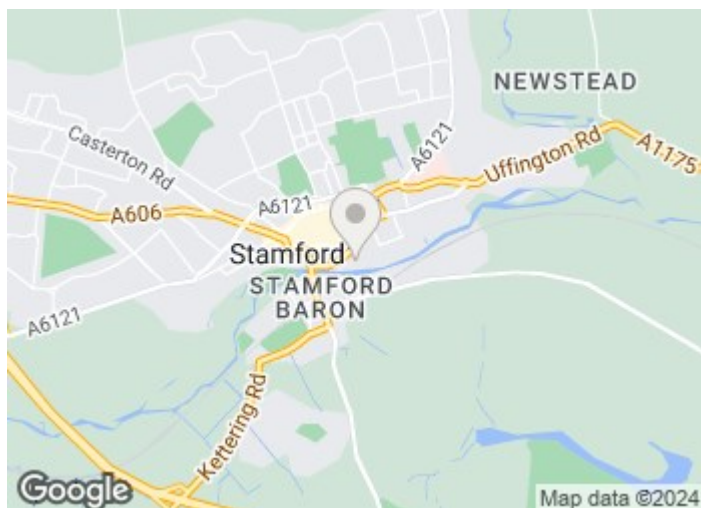
Bedroom 4

7'3" x 10'10" (2.21m x 3.30m)

Family Bathroom

5'8" x 6'11" (1.73m x 2.11m)

1 x Allocated Parking Space

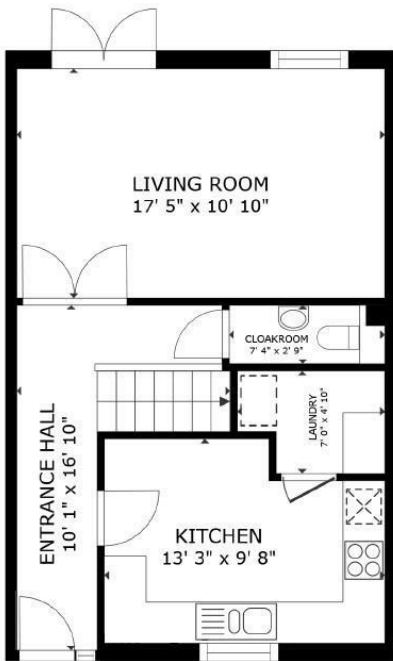


Directions

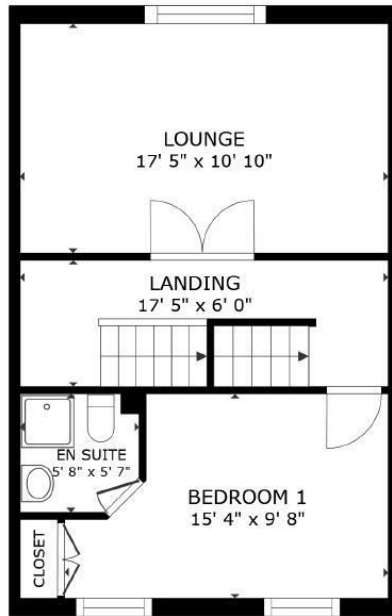
Please use postcode PE9 2EA for Sat-Nav assistance



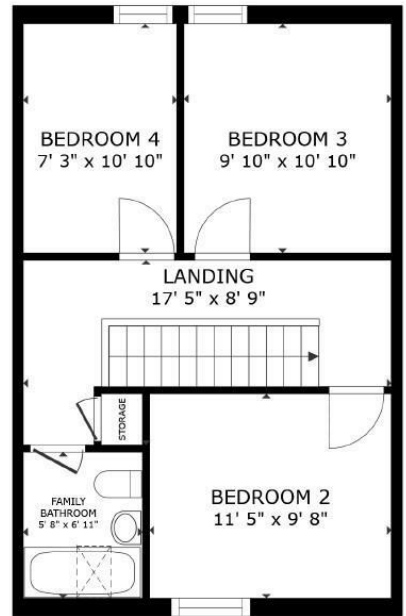
Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 477 sq.ft. FLOOR 2 474 sq.ft. FLOOR 3 474 sq.ft.
 TOTAL : 1,424 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	87
England & Wales		EU Directive 2002/91/EC	