



## Albert Road Stamford, PE9 2EA

NO ONWARD CHAIN! 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.

Offers Over £399,500

# 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 )

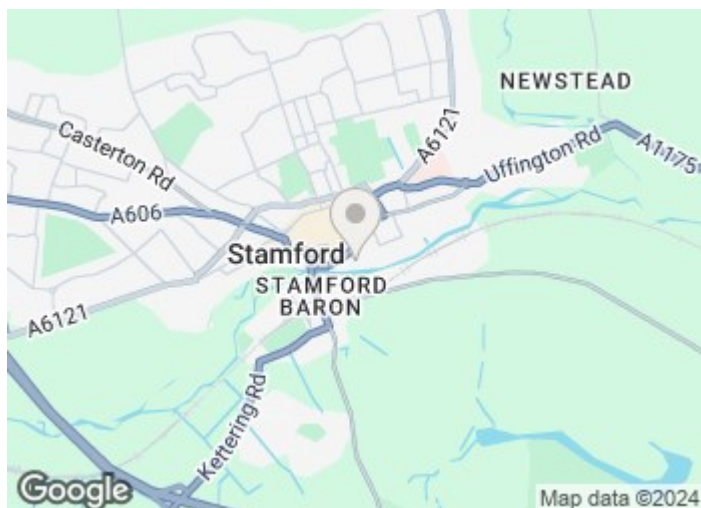
## Bedroom 4

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



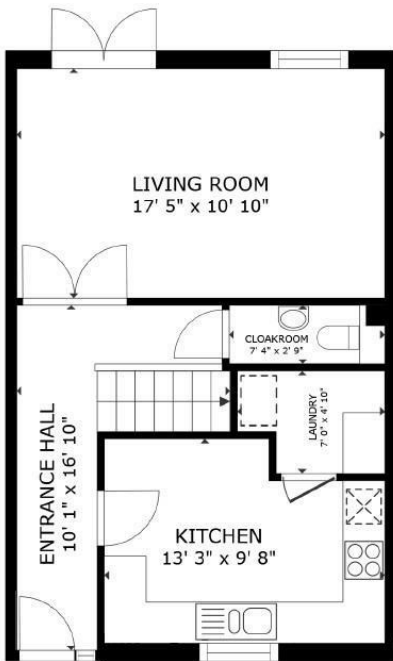
## Directions

Please use postcode PE9 2EA for Sat-Nav assistance

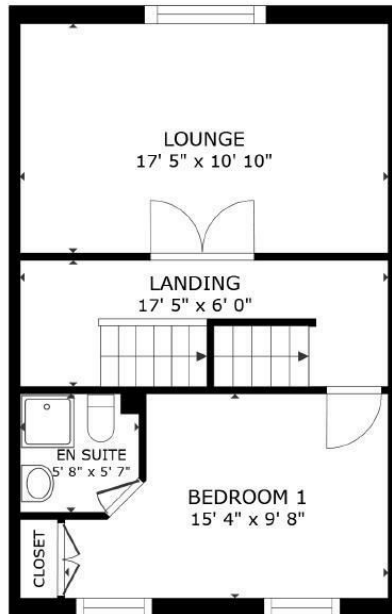




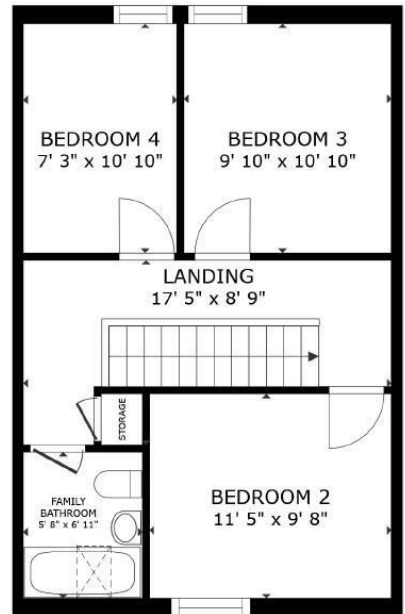
# Floor Plan



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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>78</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	