



## Barn Hill

Stamford, PE9 2AE

Superb 3 bedroom period property with garage, separate off street parking and a garden situated in a discrete position at the top of Barn Hill, in one of Stamford's most premier residential areas just moments from the very heart of the Town Centre

£2,250 PCM

# Barn Hill

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- Central Stamford Location
- Desirable Residential Street
- 3 Bedrooms
- Courtyard Garden
- Garage & Off Street Parking
- 23' Living/Dining Room
- Character Property - Grade II Listed
- EPC Rating E
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

## Entrance

## Living/Dining Room

23'11 x 14'11 (7.29m x 4.55m)

## Kitchen

13'9 x 8'2 (4.19m x 2.49m)

## Utility Room

8'10 x 6'7 (2.69m x 2.01m)

## Lean To

15'9 x 6'3 (4.80m x 1.91m)

## Store Room

## Inner Hall

## First Floor Landing

## Bedroom 1

16'9 x 14'1 (5.11m x 4.29m)

## Bedroom 2

13'9 x 13'5 (4.19m x 4.09m)

## Bedroom 3

10'2 x 10'2 (3.10m x 3.10m)

## Bathroom

## South Facing Garden

## Garage & Off Street Parking



## Directions

Please use postcode PE9 2AE for Sat Nav assistance



# Floor Plan



Total Area: 150.0 m<sup>2</sup> ... 1615 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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			87
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	