



Priory Road Stamford, PE9 2EU

Offered for rent in exceptional condition, having recently undergone a substantial extension and a complete remodelling & refurbishment throughout, this 3 bedroom, 3 Reception Room, 2 Bathroom semi-detached property sits in the centre on one of Stamford's most highly sought after roads, just minutes from the very heart of the Town and all the nearby local amenities.

£2,100 PCM

Priory Road

Stamford, PE9 2EU



- Substantially Extended, Remodelled and Refitted Throughout
- Well Equipped Kitchen, Utility and 2 Bathrooms
- Large Extension offering open plan Living/Dining/Kitchen Area
- Separate Further Reception Room
- Balcony and Ensuite Shower to Master Bedroom
- 3 Generous Bedrooms
- Off street Parking and Large Store
- Full Enclosed South Facing Rear Garden
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

Entrance Hallway

10'6" x 4'1" (3.20 x 1.24)

Reception Room/Home Office

14'0" x 10'11" (4.27 x 3.33 (4.26 x 3.32))

Kitchen

14'6" x 13'2" (4.42 x 4.01)

Living Area

10'5" x 4'0" (3.18 x 1.22)

Dining Area

17'4" x 8'11" (5.28 x 2.72)

Utility

12'2" x 6'11" (3.71 x 2.11)

Cloakroom

6'10" x 2'10" (2.08 x 0.86)

Bedroom One

15'5" x 12'1" (4.70 x 3.68)

En-Suite

7'8" x 5'6" (2.34 x 1.68)

Bedroom 2

11'11" x 11'10" (3.63 x 3.61)

Bedroom 3

20'5" x 8'11" (6.22 x 2.72)

Family Bathroom

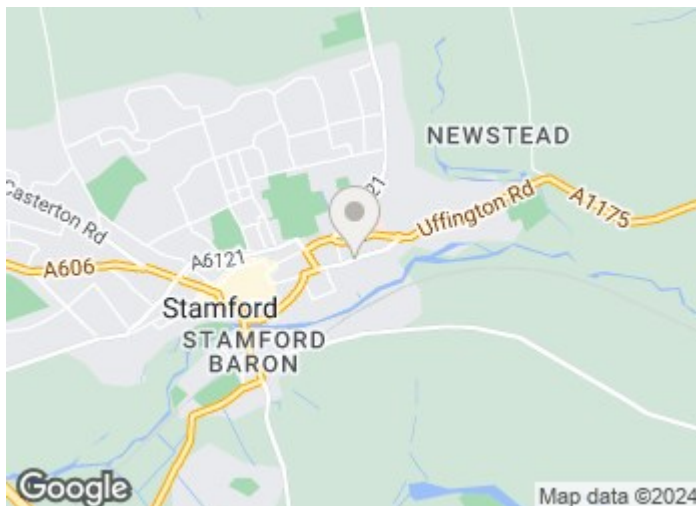
9'3" x 6'1" (2.82 x 1.85)

First Floor Landing

19'3" x 6'0" (5.87 x 1.83)

Garage Store

12'2" x 8'10" (3.71 x 2.69)



Directions

Please use Postcode PE9 2EU for sat nav guidance and assistance



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 955 sq. ft., 89 m², FLOOR 2: 737 sq. ft., 68 m²
 TOTAL: 1692 sq. ft., 157 m²
 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			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	