



## Stanley Street STAMFORD, PE9 1EX

Fantastic 2 bedroom house, a minute from the local Recreation Ground and just a short walk from Stamford Town centre itself with its many bras, restaurants, shops and amenities. Previously refurbished to a high standard viewing is highly recommended to appreciate all the property has to offer.

£995 PCM

# Stanley Street

STAMFORD, PE9 1EX



- Two bedroom period property
- Short walk from Stamford Town centre
- Good Sized Kitchen Dining Room
- Separate Utility Room
- 2 Double Bedrooms
- Modern Bathroom with Shower over Bath
- Rear courtyard garden
- EPC Rating D
- Please Refer to Attached KFB For Material Information Disclosures

## Living Room

11'8 x 11'2 (3.56m x 3.40m)

## Kitchen/Dining Room

11'8 x 11'0 (3.56m x 3.35m)

## Utility Room

8'6 x 5'3 (2.59m x 1.60m)

## First Floor Landing

## Bedroom 1

11'8 x 10'11 (3.56m x 3.33m)

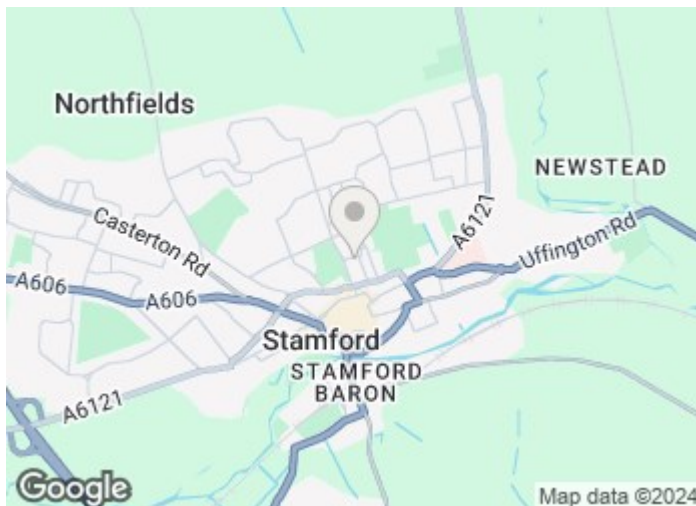
## Bedroom 2

14'3 x 8'6 (4.34m x 2.59m)

## Family Bathroom

8'4 x 6'0 (2.54m x 1.83m)

## Small Front & Rear Garden

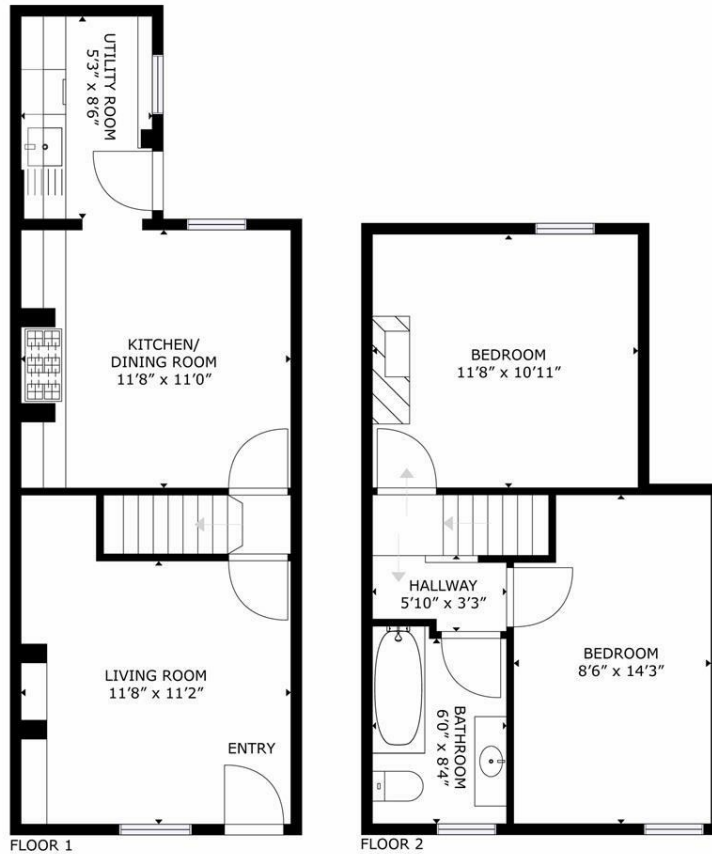


## Directions

Please use post code PE9 1EX for Sa-Nav assistance



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 366 sq.ft, FLOOR 2: 344 sq.ft  
 TOTAL: 710 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>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(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	