



Bath Row STAMFORD, PE9 2QU

This attractive stone cottage is set in a superb location overlooking the Town Meadows, just a short walk from Stamford's High Street and the Train Station as well as many other local amenities. The property south facing aspect allows the property to be flooded in natural light, and is neutrally decorated throughout.

£475,000

Bath Row

STAMFORD, PE9 2QU



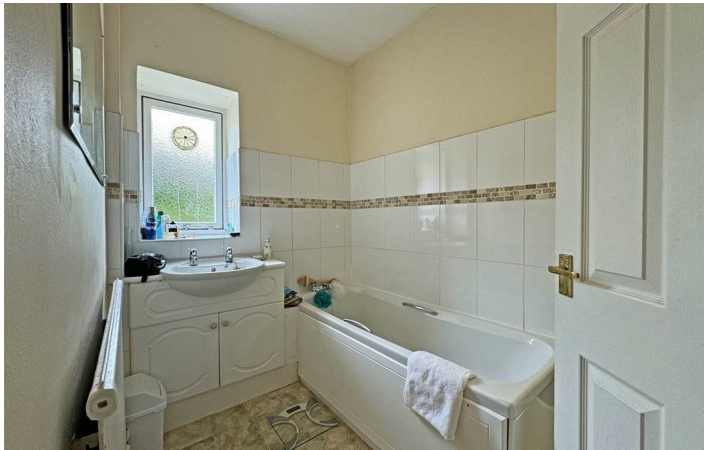
- Stone Cottage in Central Stamford
 - Living Room & Kitchen to First Floor
 - South Facing Courtyard Garden
- Views Over the Meadows
 - Refitted Kitchen
 - Detached Single Garage
- 2 Double Bedrooms on Ground Floor
 - Bathroom & Separate Cloakroom
 - Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall	Bedroom Two	Living Room
Cloakroom	13'5" x 8'10" (4.09 x 2.69)	22'4" x 19'4" (6.81 x 5.89)
Bedroom One	Bathroom	Kitchen / Diner
12'11" x 9'6" (3.94 x 2.90 (3.93 x 2.89))	First Floor Landing	13'7" x 9'11" (4.14 x 3.02)



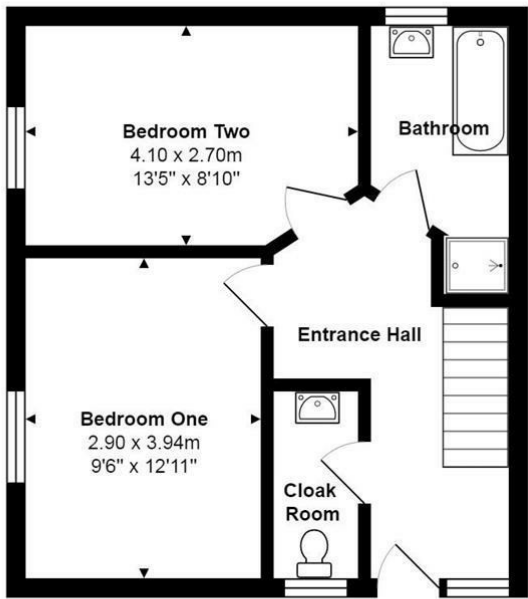
Directions

Please use the following postcode for Sat Nav guidance - PE9 2QU

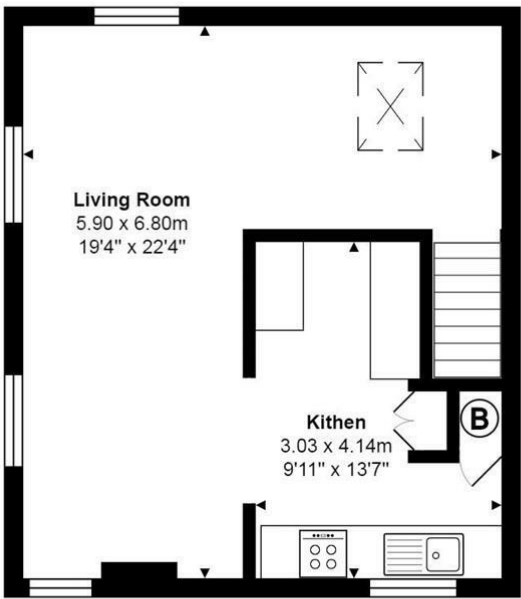




Floor Plan



Ground Floor



First Floor

Total Area: 80.6 m² ... 868 ft²

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 firms 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		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC