



## Priory Road Stamford, PE9 2ES

3 bedroom, 2 reception semi-detached Edwardian house situated just a few minutes walk from the Town Centre with a South Facing garden and Off Street Parking.

£1,400 Per Calendar Month

# Priory Road

Stamford, PE9 2ES



- 3 Bedroom Semi Detached with Off Street Parking and Garden
- Two Reception Rooms
- Off Street Parking
- Walking Distance from the Town Centre
- Modern Fitted Kitchen
- EPC Rating D
- Three Bedrooms and a Family Bathroom
- South-facing Rear Garden
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

## Living Room

14'0" x 10'1" (4.27m x 3.07m)

## Dining/Family Room

13'0" x 12'6" (3.96m x 3.81m)

## Kitchen/Breakfast

14'5" x 8'5" (4.39m x 2.57m)

## First Floor Landing

## Bedroom 1

12'0" x 10'1" (3.66m x 3.07m)

## Bedroom 2

10'6" x 9'5" (3.20m x 2.87m)

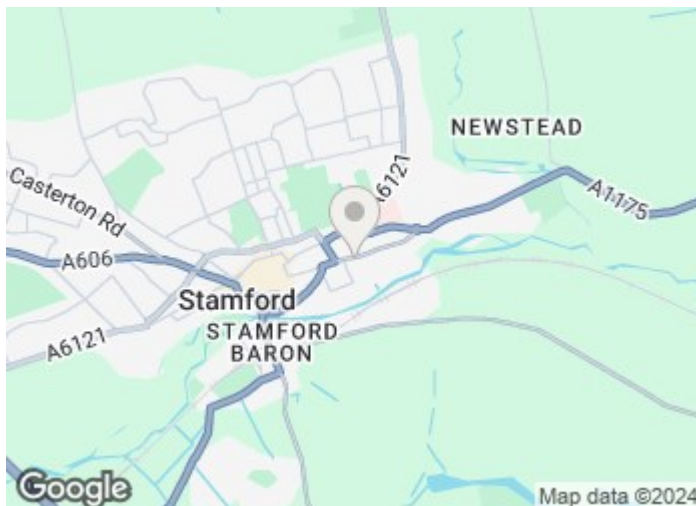
## Bedroom 3

12'5" x 8'8" (3.78m x 2.64m)

## Bathroom

## South Facing Rear Garden

## Off Street Parking - 1 Car

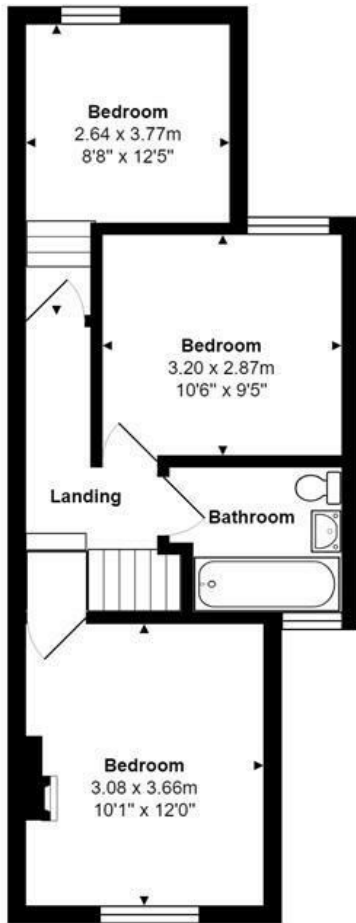


## Directions

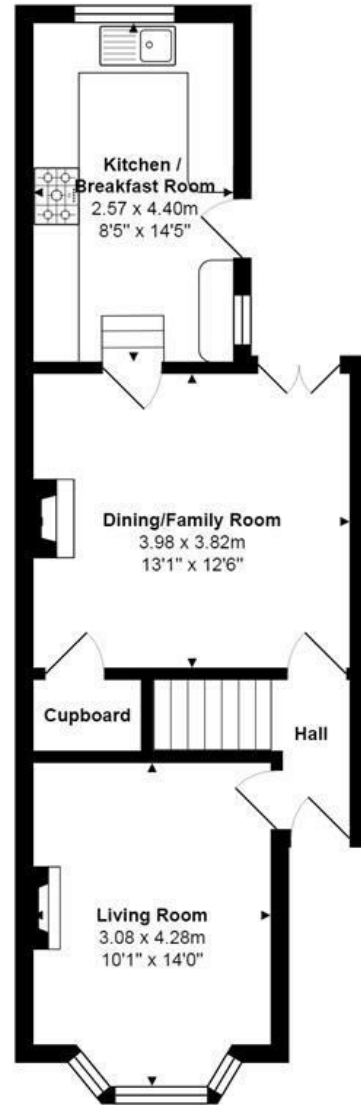
Please use the following postcode for Sat Nav guidance - PE9 2ES



# Floor Plan



**First Floor**  
Area: 39.0 m<sup>2</sup> ... 420 ft<sup>2</sup>



**Ground Floor**  
Area: 45.6 m<sup>2</sup> ... 491 ft<sup>2</sup>

Total Area: 84.7 m<sup>2</sup> ... 911 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			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(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	