



## Wharf Road Stamford, PE9 2EB

This beautifully presented period 2-bedroom property is set in the heart of the popular town Georgian Market Town of Stamford, and is conveniently situated just a short walk from the High Street, Restaurants and Bars that Stamford has to offer. IDEAL FTB/INVESTMENT

£260,000

# Wharf Road

Stamford, PE9 2EB



- Charming 2 Bedroom Town Centre Property
- Living Room
- Bathroom
- Walking distance of High Street
- Kitchen Breakfast Room
- Courtyard Garden
- Beautifully Presented Throughout
- 2 Double Bedrooms
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Living Room

10'9" x 14'1" (3.28m x 4.29m)

## Kitchen Breakfast Room

8'0" x 14'1" (2.44m x 4.29m)

## Landing

## Bedroom 1

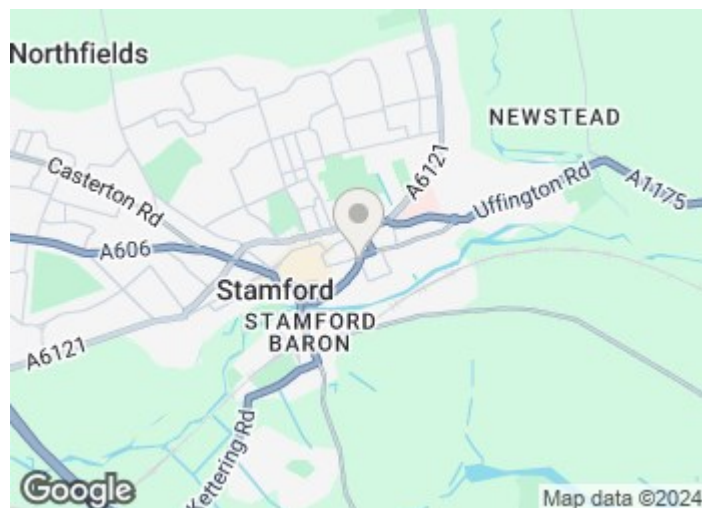
9'4" x 11'0" (2.84m x 3.35m)

## Bedroom 2

9'4" x 11'0" (2.84m x 3.35m)

## Bathroom

9'4" x 6'11" (2.84m x 2.11m)



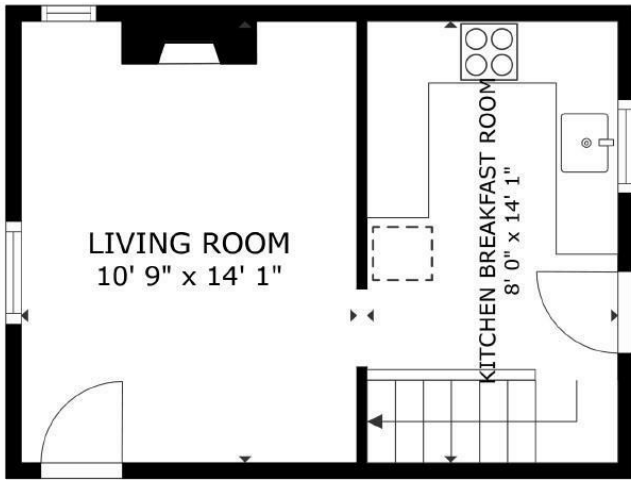
## Directions

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





# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 268 sq.ft. FLOOR 2 295 sq.ft.  
 TOTAL : 564 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) A			90
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	