



Rock Terrace

Stamford, PE9 2YJ

No.8 Rock Terrace is a well presented Grade II listed town house, located in the centre of Stamford. This most impressive property dates back to the mid-1800s and is still steeped in traditional features of the era such as a sweeping Victorian staircase, decorative fireplaces, deep skirting boards, tall ceilings and ornate coving to name just a few. Excellently located within the Town, just a few minutes walk from the High Street, Waitrose and many of Stamford's restaurants and bars.

£650,000

Rock Terrace

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- Attractive 3 Bedroom Period Town House
- 4 Reception Rooms
- 2 Bathrooms
- Town Centre Location
- Kitchen
- Rear Walled Garden
- Accommodation set over 3 Floors
- 2 Double Bedrooms & 1 Single
- Please Refer to Attached KFB For Material Information Disclosures

Ground Floor

Porch

4'2" x 4'7" (1.27m x 1.40m)

Entrance Hall

4'2" x 9'6" (1.27m x 2.90m)

Drawing Room

12'6" x 15'3" (3.81m x 4.65m)

Study/Dining Room

10'1" x 12'10" (3.07m x 3.91m)

Hallway

6'5" x 14'0" (1.96m x 4.27m)

Garden Room

6'11" x 14'9" (2.11m x 4.50m)

Lower Ground Floor

Hallway

6'5" x 11'1" (1.96m x 3.38m)

Kitchen

10'1" x 11'1" (3.07m x 3.38m)

Dining Room

12'6" x 16'4" (3.81m x 4.98m)

Shower Room

6'7" x 8'11" (2.01m x 2.72m)

Pantry/Storage

4'2" x 11'7" (1.27m x 3.53m)

First Floor

Landing

6'7" x 13'7" (2.01m x 4.14m)

Bedroom 1

10'1" x 13'5" (3.07m x 4.09m)

Bedroom 2

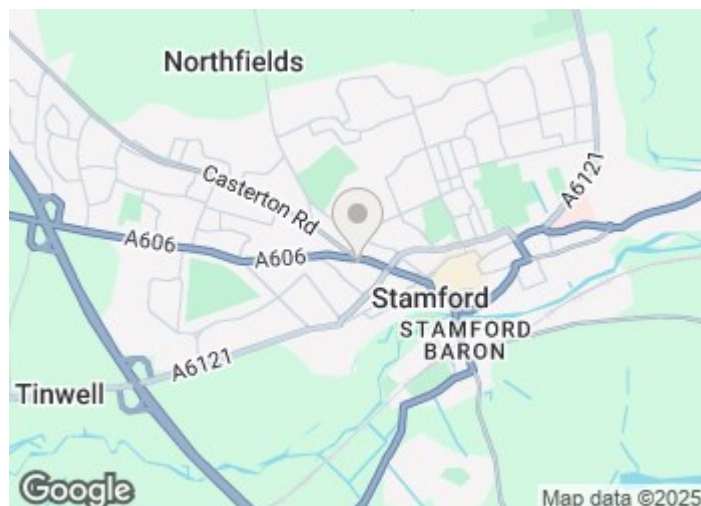
10'5" x 15'3" (3.18m x 4.65m)

Study/Bedroom 3

6'3" x 11'3" (1.91m x 3.43m)

Family Bathroom

6'7" x 8'0" (2.01m x 2.44m)

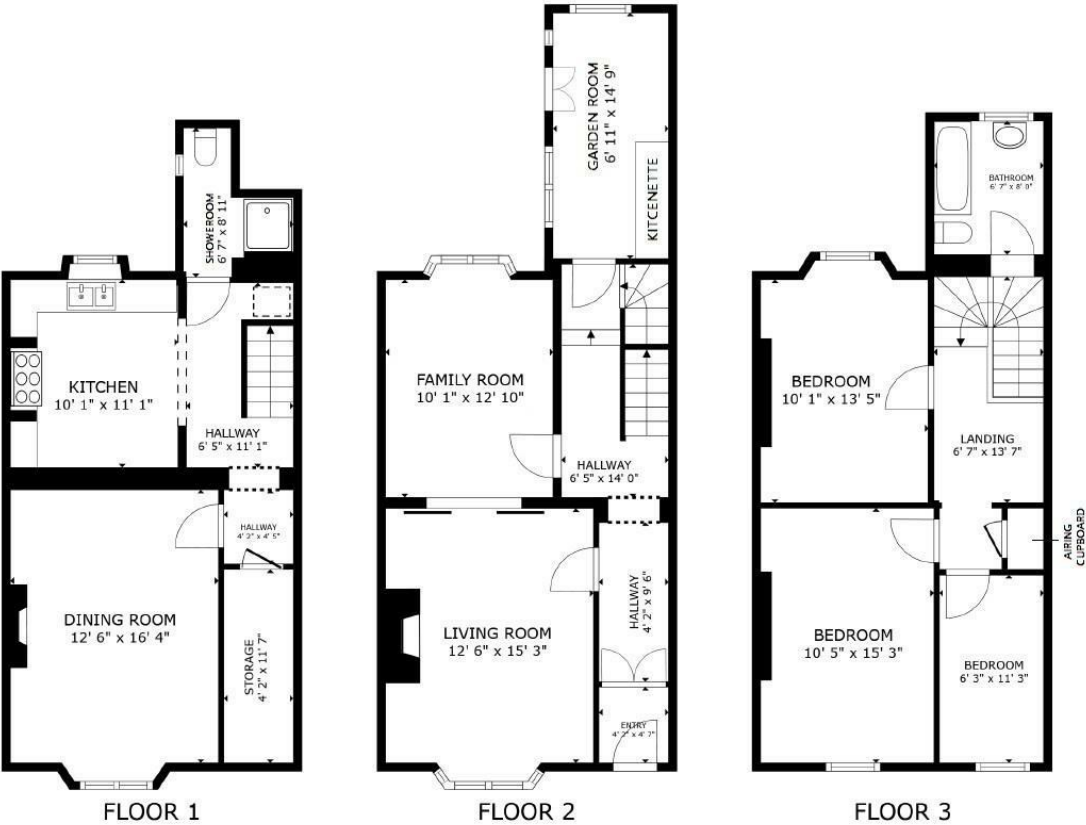


Directions

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



Floor Plan



GROSS INTERNAL AREA
FLOOR 1 545 sq.ft. FLOOR 2 612 sq.ft. FLOOR 3 560 sq.ft.
TOTAL : 1,716 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		