



Bowman Mews

Stamford, PE9 2AS

This 3 bedroom End Terraced property sits within the gated development of Bowman Mews, which is situated just a short walk from Stamford's High Street, Train Station and many bars and restaurants the town offers. The property is well presented and offers generous accommodation throughout. The property also benefits from a slightly larger plot and additional parking to the already 2 allocated spaces.

£450,000

Bowman Mews

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- 3 Bedroom End Terraced Town House
- Close To Town Centre
- Family Bathroom
- well Presented Throughout
- Open Plan Kitchen/Living/Dining Room
- Landscaped Rear Courtyard
- Larger than Average Plot - with Additional Parking
- 3 Double Bedrooms - Master with En Suite
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

6'9" x 14'1" (2.06m x 4.29m)

Cloakroom

4'5" x 4'10" (1.35m x 1.47m)

Open Plan Living/Dining/Kitchen

Living/Dining Area

16'3" x 17'0" (4.95m x 5.18m)

Kitchen

9'1" x 9'6" (2.77m x 2.90m)

First Floor

Landing

3'0" x 12'1" (0.91m x 3.68m)

Bedroom 2

9'7" x 13'0" (2.92m x 3.96m)

Bedroom 3

9'7" x 11'9" (2.92m x 3.58m)

Bathroom

6'4" x 8'6" (1.93m x 2.59m)

Inner Landing to Master Suite

6'4" x 8'5" (1.93m x 2.57m)

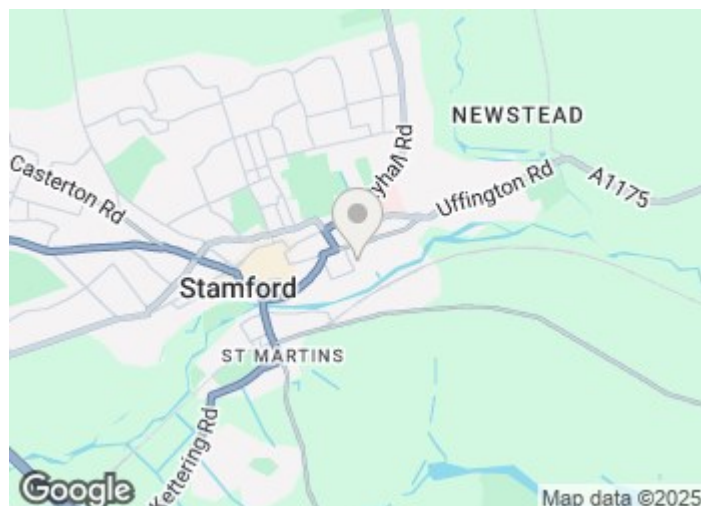
Second Floor

Master Bedroom

15'10" x 12'10" (4.83m x 3.91m)

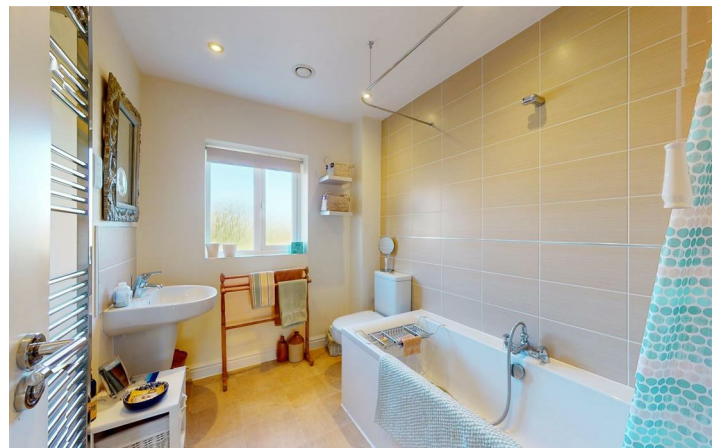
En Suite Shower Room

3'9" x 7'8" (1.14m x 2.34m)

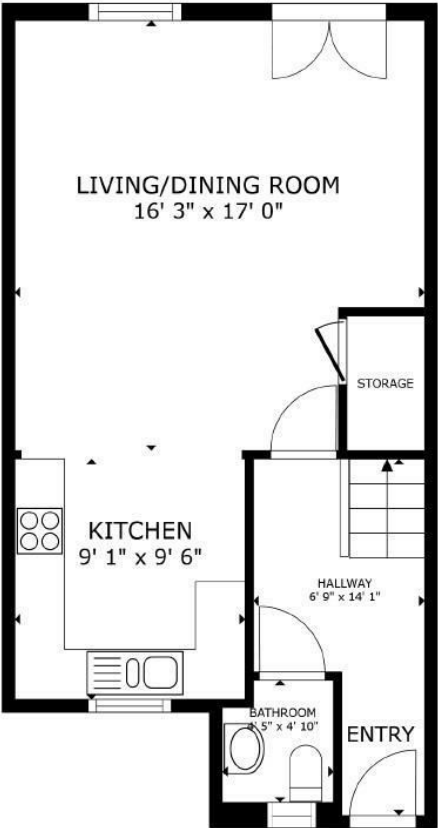


Directions

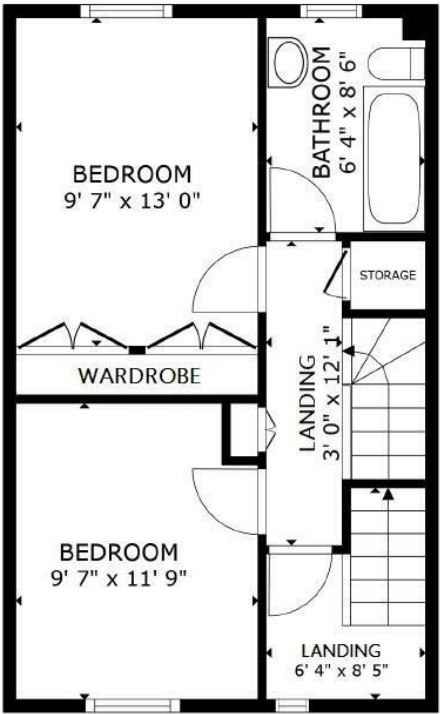
Please use the following postcode for Sat Nav guidance - PE9 2AS



Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 470 sq.ft. FLOOR 2 438 sq.ft. FLOOR 3 316 sq.ft.
TOTAL : 1,224 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.

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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	79	
(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