



Conduit Road Stamford, PE9 1QL

Extremely well presented and packed with character, this lovely property is situated in a highly popular residential area just a few minutes walk from Stamford Town centre and its array of local amenities. The accommodation is spread over 3 floors with original features throughout.

£400,000

Conduit Road

Stamford, PE9 1QL



- Victorian Terrace Close to Town
- 2 Receptions and a Small Garden Room
- South West Facing Courtyard Garden to Rear
- Extremely Well Presented Throughout
- Character Features Throughout
- 2 Double Bedrooms on the First Floor
- Generous Loft Room on Second Floor
- Downstairs Cloakroom
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

5'6" x 13'1" (1.68m x 3.99m)

Dining Room

16'3" x 12'9" (4.95m x 3.89m)

Sitting Room

10'5" x 14'10" (3.18m x 4.52m)

Garden Room

8'0" x 8'9" (2.44m x 2.67m)

Kitchen

7'6" x 17'2" (2.29m x 5.23m)

WC

2'10" x 5'2" (0.86m x 1.57m)

First Floor Landing

5'0" x 18'7" (1.52m x 5.66m)

Bedroom 1

10'9" x 12'3" (3.28m x 3.73m)

Bedroom 2

10'9" x 11'10" (3.28m x 3.61m)

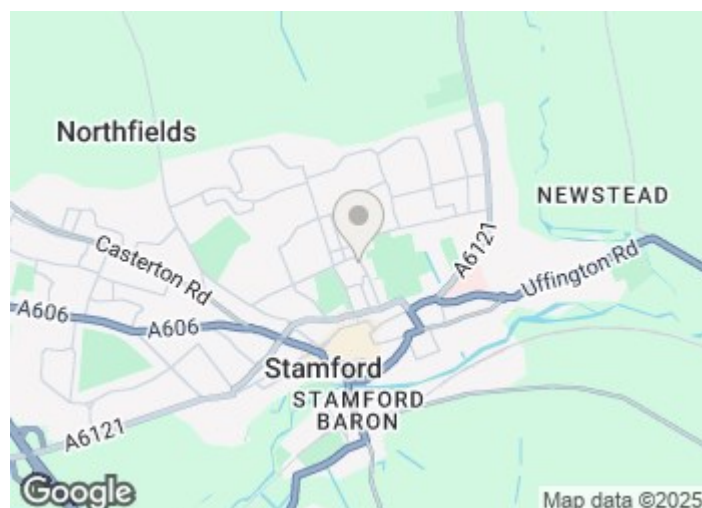
Shower Room

6'5" x 5'6" (1.96m x 1.68m)

Loft Room/Bedroom 3

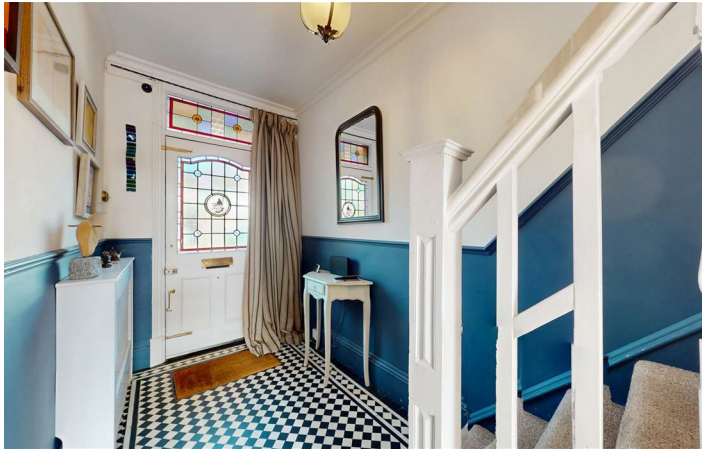
14'11" x 15'3" (4.55 x 4.65 (4.54 x 4.64))

Courtyard Garden



Directions

Please use the following postcode for Sat Nav guidance - PE9 1QL



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 635 sq.ft, FLOOR 2: 387 sq.ft, FLOOR 3: 215 sq.ft
TOTAL: 1237 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	58	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		