



## 36 Vine Street Stamford, PE9 1QE

An extremely well presented, bright and airy character property situated just a short walk from Stamford Town centre. Recently refurbished throughout this 1 bedroom home is ideal for a single professional or couple. Vine Street is ideally located being close to the Recreation Ground, the many local shops, bars and amenities, as well as and the train station.

£850 PCM

## 36 Vine Street

Stamford, PE9 1QE



- Close to Stamford Town Centre
- Modern Bathroom
- Small enclosed Courtyard to Rear
- Extended Period Property
- Suitable for a Single Professional
- EPC Rating D
- 1 Double Bedroom
- Available from start of June 2025
- Please refer to attached Material Information disclosures document below

### Living/Dining Room

18'8 x 10'6 (5.69m x 3.20m)

### Bedroom

12'2 x 10'6 (3.71m x 3.20m)

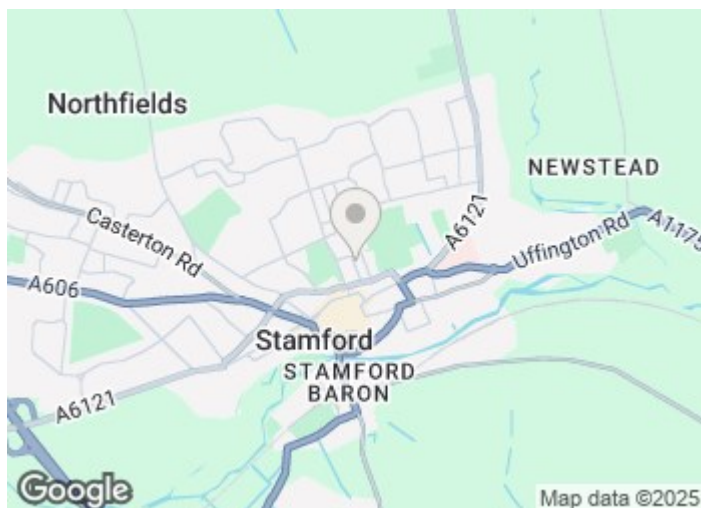
### Kitchen

12'3" x 5'8" max (3.73m x 1.73m max)

### Bathroom

7'7 x 6'4 (2.31m x 1.93m)

### Small Courtyard



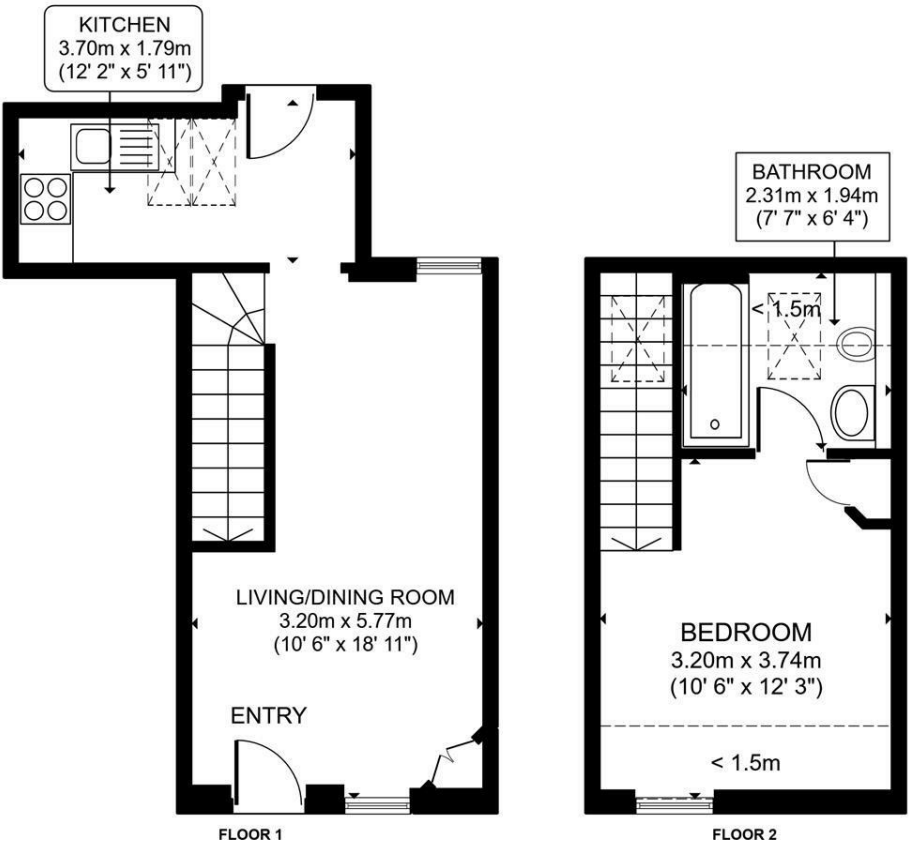
### Directions

Please use postcode PE9 1QE for Sat-Nav guidance





Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 24.8 m² (267 sq.ft.) FLOOR 2 14.0 m² (151 sq.ft.)  
EXCLUDED AREAS : REDUCED HEADROOM 4.4 m² (47 sq.ft.)  
TOTAL : 38.8 m² (418 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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2-3 St Johns Street, Stamford, Lincs, PE9 2DA  
Tel: 01780 750000 Email: [info@goodwinproperty.co.uk](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

