



Mallard Court

Stamford, PE9 2ZE

This modern 2 bedroom mid-terrace house is ideally situated in a quiet tucked away cul-de-sac location, yet close to Stamford Town Centre, the Town Meadows and the nearby Train Station. The property also benefits from an enclosed South Westerly facing garden as well as an allocated parking spaces in the private off street parking area.

£995 PCM

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- Two bedroom Terraced House
- S-E Facing Courtyard Garden
- Lounge with Gas Fire
- Kitchen/Diner
- Allocated Parking
- Walking Distance to Town Centre
- Updated Flooring Throughout
- Close to Train Station
- Please see Key Facts for Tenants for Material Information Disclosures

Entrance

Living Room

13'8 x 13'0 (4.17m x 3.96m)

Kitchen/Diner

13'8 x 9'1 (4.17m x 2.77m)

First Floor Landing

Master Bedroom

13'8 x 10'7 (4.17m x 3.23m)

Bedroom 2

11'7 x 7'4 (3.53m x 2.24m)

Bathroom

South-East Facing Courtyard

Allocated Parking

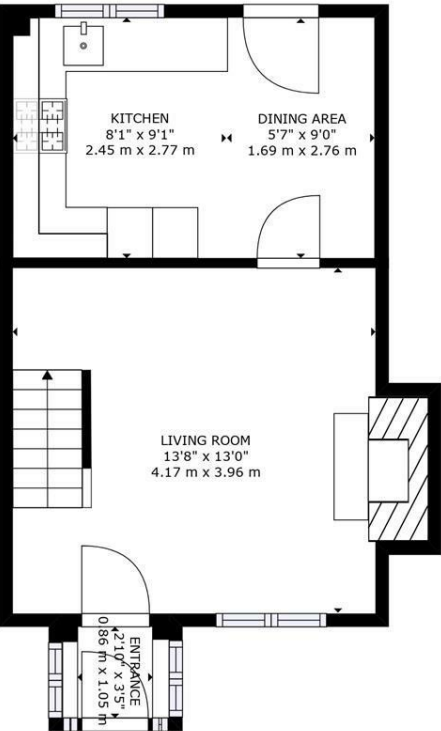


Directions

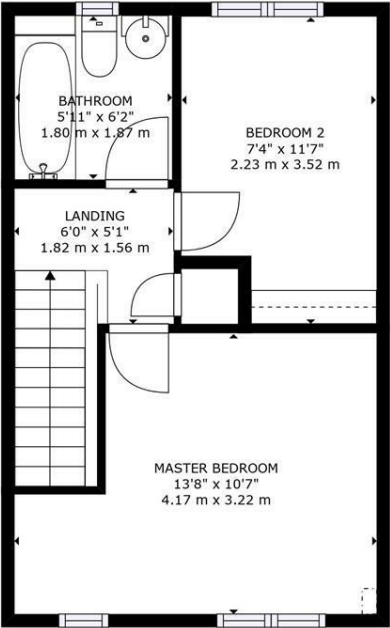
Please use post code PE9 2ZE for Sat-Nav guidance.



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 334 sq. ft, 31 m²; FLOOR 2: 308 sq. ft, 29 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 1 sq. ft, 0 m²
TOTAL: 642 sq. ft, 60 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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