



## Trinity Road Stamford, PE9 1BP

The property offers good sized accommodation, with a large lounge, separate dining room, refitted kitchen, downstairs cloakroom and entrance hall. Upstairs there are 3 bedrooms and a refitted bathroom. Outside there is a low maintenance garden to the rear and a gravelled area to the front surrounded by a hedge offering the property a good degree of privacy.

Agents Note:  
Holding Deposit - £252  
Tenancy Security Deposit – £1,263  
Local Authority – South Kesteven District Council  
Council Tax Band – B  
EPC Rating - C

£1,095 PCM

# Trinity Road

Stamford, PE9 1BP



- Well Presented Throughout
- 3 Bedrooms
- Please see Key Facts for Tenants for Material Information Disclosures
- Recently Refitted Kitchen and Bathroom
- Available from start of June
- Low maintenance Rear Garden
- EPC Rating C

## Entrance hall

## Living Room

14'4" x 11'8" (4.37 x 3.56)

## Dining Room

10'11" x 9'10" (3.33 x 3.00 (3.32 x 2.99))

## Cloakroom

## Landing

## Bedroom 1

13'10" x 9'8" (4.22 x 2.95 (4.21 x 2.94))

## Bedroom 2

9'6" x 10'4" (2.90 x 3.15)

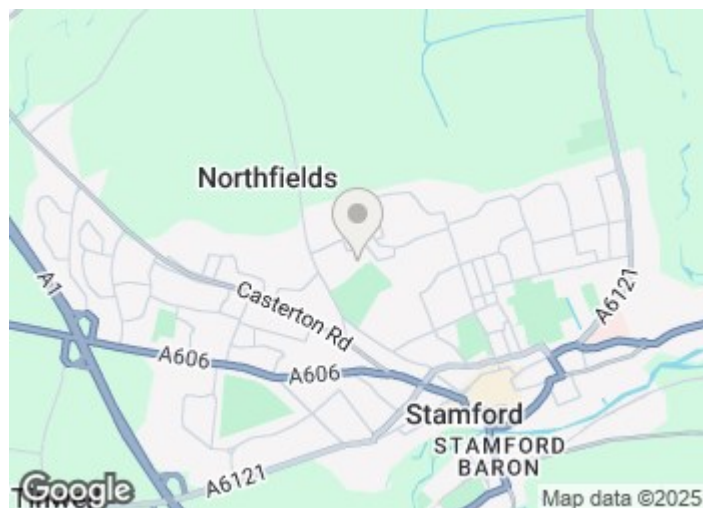
## Bedroom 3

9'0" x 8'4" (2.74 x 2.54)

## Bathroom

5'7" x 7'6" (1.70 x 2.29)

## Front & Rear Garden

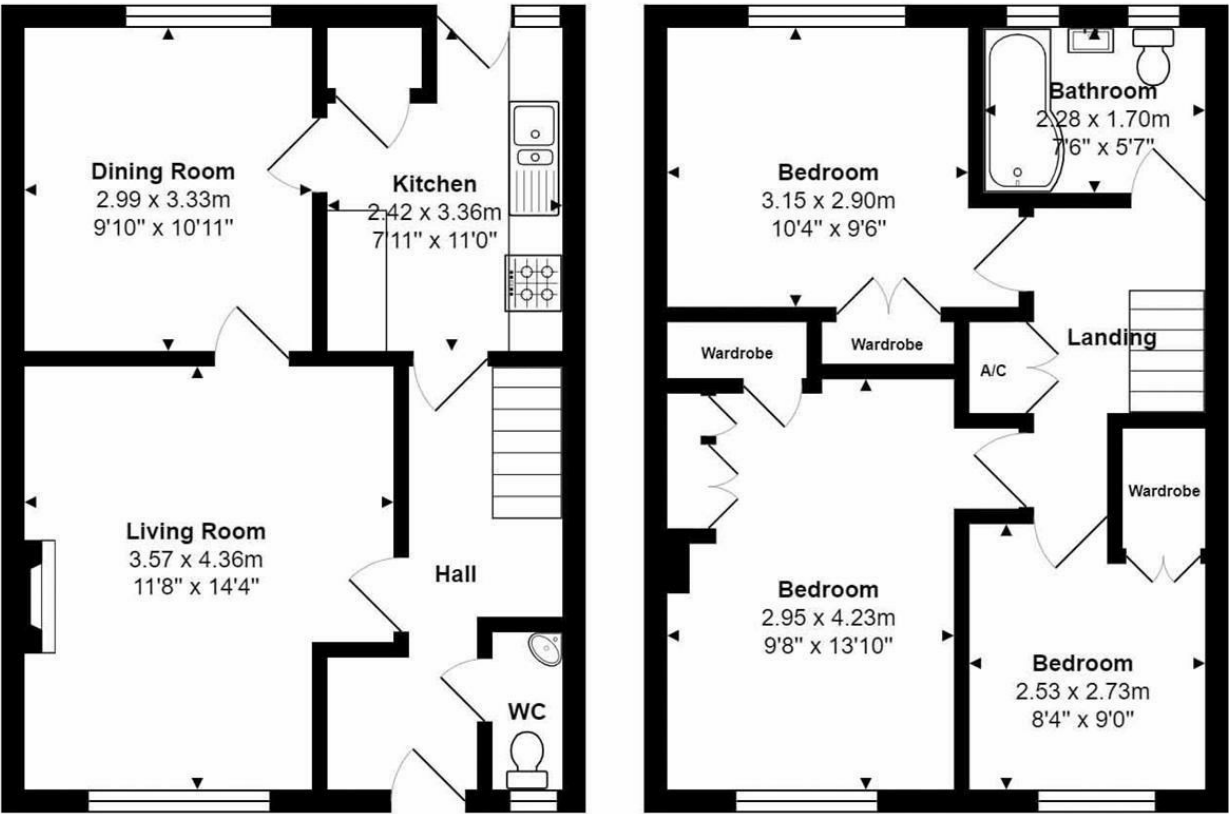


## Directions

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



Floor Plan



Total Area: 87.0 m<sup>2</sup> ... 936 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC