



Station Road Stamford, PE9 2WB

The accommodation comprises: entrance hall, kitchen to the front, living/ dining room to the rear with under-stairs storage. To the first floor is a landing area, 2 bedrooms and a shower room with walk in shower. Externally there is a mature garden area to the front as well as a fully enclosed courtyard area to the rear overlooking the River Welland and Town Meadows beyond. The property benefits from allocated off-road parking for 1 vehicle in a designated car parking area.

Agents Note:

Holding Deposit - £288

Tenancy Security Deposit – £1,442

Local Authority – South Kesteven District Council

Council Tax Band – C

EPC Rating - D

£1,250 PCM

Station Road

Stamford, PE9 2WB



- Completely Refurbished Throughout - Brand New Kitchen & Shower Room
- Two Bedrooms
- New Decor and Flooring
- Stunning Location overlooking The Meadows
- Living Room & Kitchen
- EPC Rating D
- Good Sized Courtyard Garden
- Single Allocated Off-Street Parking Space
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

Entrance

Kitchen

9'5 x 5'9 (2.87m x 1.75m)

Living/Dining Room

14'2 x 11'10 (4.32m x 3.61m)

First Floor Landing

12'4 x 12'0 (3.76m x 3.66m)

Bedroom 2

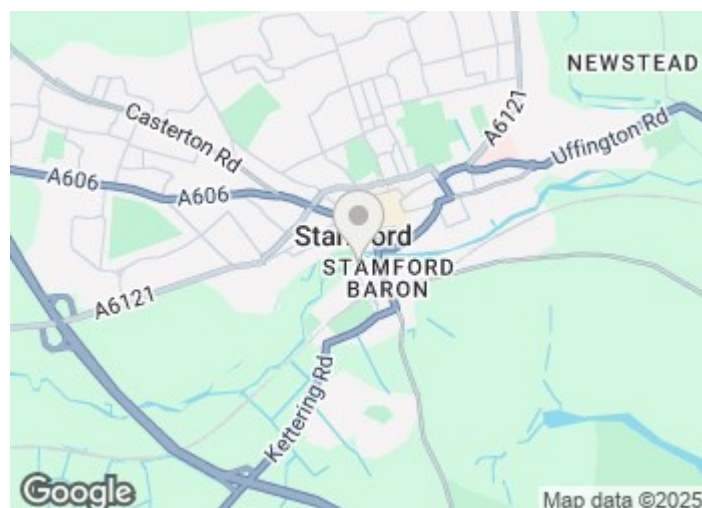
12'9 x 5'10 (3.89m x 1.78m)

Shower Room

6'6 x 6'2 (1.98m x 1.88m)

Allocated Off Street Parking Space (Single)

Front Garden & Enclosed Rear Courtyard

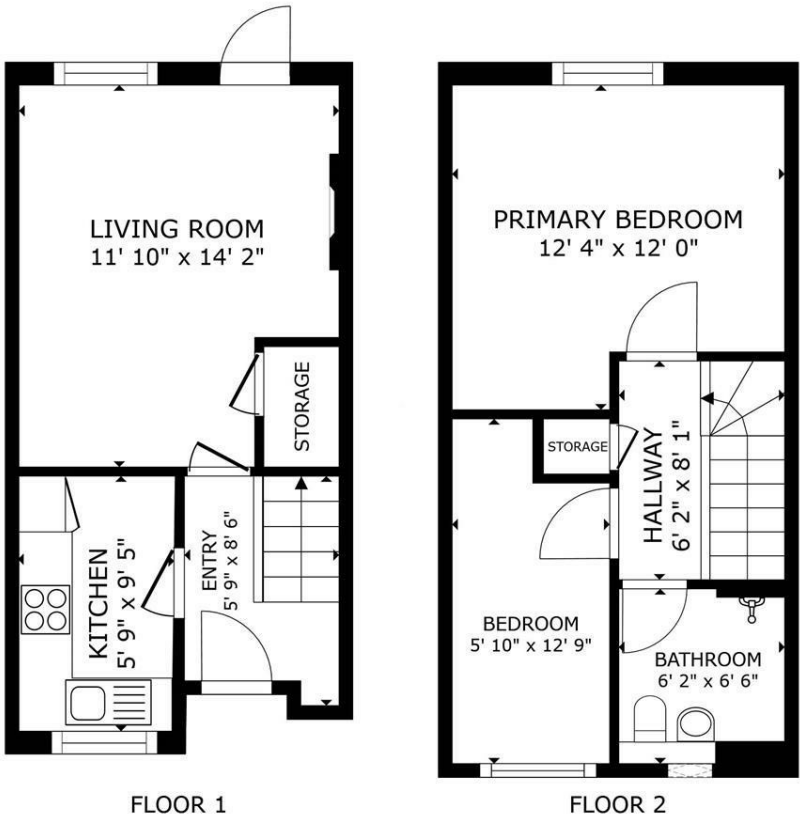


Directions

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



Floor Plan



GROSS INTERNAL AREA
FLOOR 1 273 sq.ft. FLOOR 2 309 sq.ft.
TOTAL : 582 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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