



## Vine Street Stamford, PE9 1QE

**BRAND NEW KITCHEN & BATHROOM** – An exceptionally well-presented 2-bedroom, 2-reception period home just moments from the town centre and its many amenities. Recently refurbished throughout with a new kitchen, bathroom, full redecoration, and new flooring. Early viewing highly recommended.

Offers In Excess Of £285,000

# Vine Street

Stamford, PE9 1QE



- Period 2 Bed Property Close to Town Centre
- Brand New Fitted Kitchen, Bathroom, Flooring and Decoration
- 2 Separate Reception Room
- Full Enclosed Rear Courtyard
- 2 Double Bedrooms
- Generous Bathroom with Shower Over Bath
- New Kitchen with Oak Worktops and integrated appliances
- EPC Rating D
- Please refer to Key Facts for Buyers (KFB) below for material information disclosures

## Entrance Hall

## Living Room

12'9 x 10'2 (3.89m x 3.10m)

## Dining Room

14'8 x 12'9 (4.47m x 3.89m)

## Kitchen

18'3 x 8' (5.56m x 2.44m)

## First Floor Landing

## Bedroom 1

13'3 x 11' (4.04m x 3.35m)

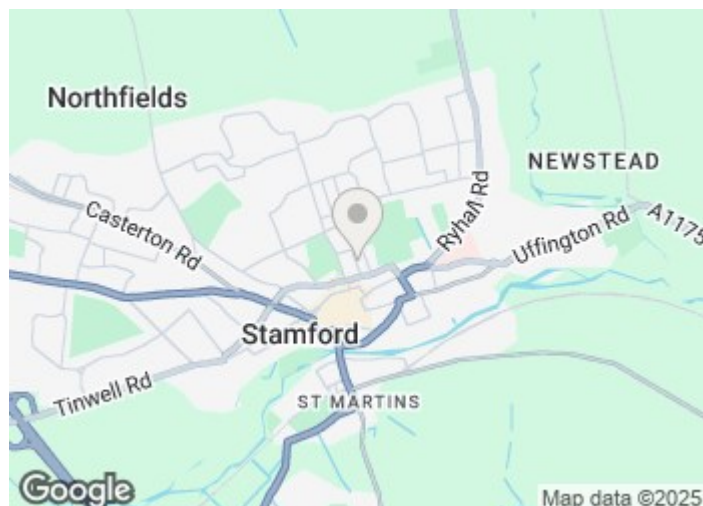
## Bedroom 2

11'6 x 9.1 (3.51m x 2.74m.0.30m)

## Bathroom

10'2 x 6' (3.10m x 1.83m)

## Enclosed Rear Courtyard



## Directions

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





Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 547 sq ft, FLOOR 2: 393 sq ft  
EXCLUDED AREAS: PATIO: 198 sq ft  
TOTAL: 940 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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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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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