



Blackfriars Street

Stamford, PE9 2BW

This charming period property, located minutes from the High Street in the historic centre of Stamford Town, features 4 reception rooms, 3 double bedrooms, and 3 bathrooms. It has been tastefully extended and updated over the years, showcasing a blend of period charm and modern finishes. The property also boasts a delightful internal courtyard garden, as well as a further courtyard that double for off road parking for 1 vehicle. Its spacious interior is truly deceptive and must be seen in person to fully appreciate all the property has to offer.

£2,500 PCM

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- Deceptively Spacious Period Terraced Home
- 4 Reception Rooms
- Cellar
- Please see Keys Facts for Tenants for Material Information Disclosures
- Beautifully Presented Throughout
- Kitchen, Utility & Ground Floor Shower Room
- Off Road Parking for 1 Vehicle & 2 Courtyard Gardens
- Minutes From Stamford's High Street
- 3 Double Bedrooms, Bathroom & Shower Room to First Floor
- Available Now

Porch

4'4" x 5'6" (1.32m x 1.68m)

Entrance Hallway

Lounge

11'8" x 13'7" (3.56m x 4.14m)

Office

7'0" x 10'4" (2.13m x 3.15m)

Shower Room

7'2" x 5'0" (2.18m x 1.52m)

Utility

7'2" x 5'2" (2.18m x 1.57m)

Kitchen

36'1" x 26'2" x 29'6" x 32'9" (11'8" x 9'10")

Dining Room

12'1" x 9'0" (3.68m x 2.74m)

Living Room

10'0" x 12'6" (3.05m x 3.81m)

Internal Courtyard

Cellar

12'9" x 14'2" (3.89m x 4.32m)

Landing

Bedroom

11'2" x 13'6" (3.40m x 4.11m)

Bedroom

11'5" x 13'9" (3.48m x 4.19m)

Bedroom

11'6" x 10'7" (3.51m x 3.23m)

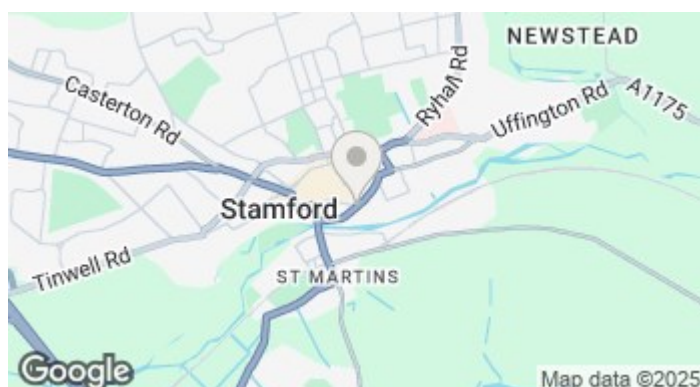
Bathroom

7'10" x 6'4" (2.39m x 1.93m)

Shower Room

7'7" x 4'0" (2.31m x 1.22m)

Rear Courtyard with Off Road Parking



Directions

Please use post code PE9 2BW for Sat-Nav assistance



Floor Plan



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