



Water Street Stamford, PE9 2NR

We are pleased to offer a rare opportunity to let a beautiful two-bedroom character home, tucked away from the main road in Duncomb's Yard, just a stone's throw from the picturesque Burghley Park and only a short walk to the centre of Stamford.

£995 PCM

Water Street

Stamford, PE9 2NR



- Tucked Away Character Cottage
- Private Courtyard Garden to Rear
- Please refer to attached Key Facts for Tenants - Material Information Disclosures
- Large Open Plan Living/Dining/Kitchen
- 2 Bedrooms and a Bathroom
- Separate Garden Room
- Close to Burghley and the Town Centre

Entrance Hall

Bedroom 1

12'2" x 10'10" (3.71 x 3.30)

Bedroom 2

10'4" x 9'2" (3.15 x 2.79)

Bathroom

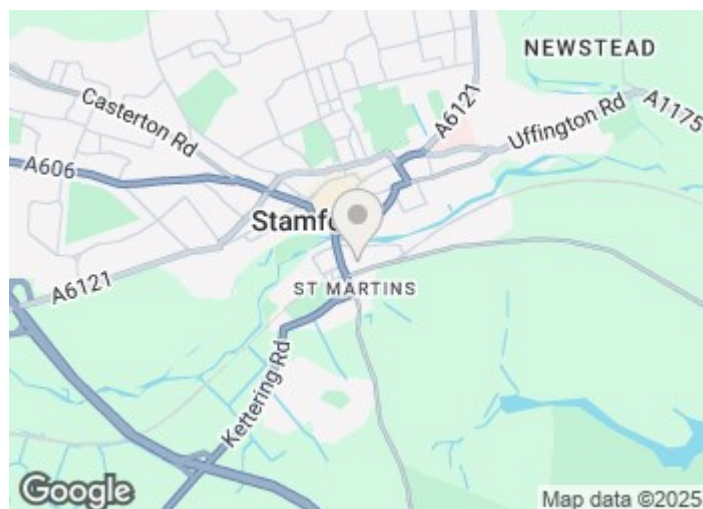
Living Room/Dining Room/Kitchen

15'8" x 17'10" (4.78 x 5.44 (4.77 x 5.43))

Garden Room

11'7" x 10'5" (3.53 x 3.18)

Front and Rear Courtyards

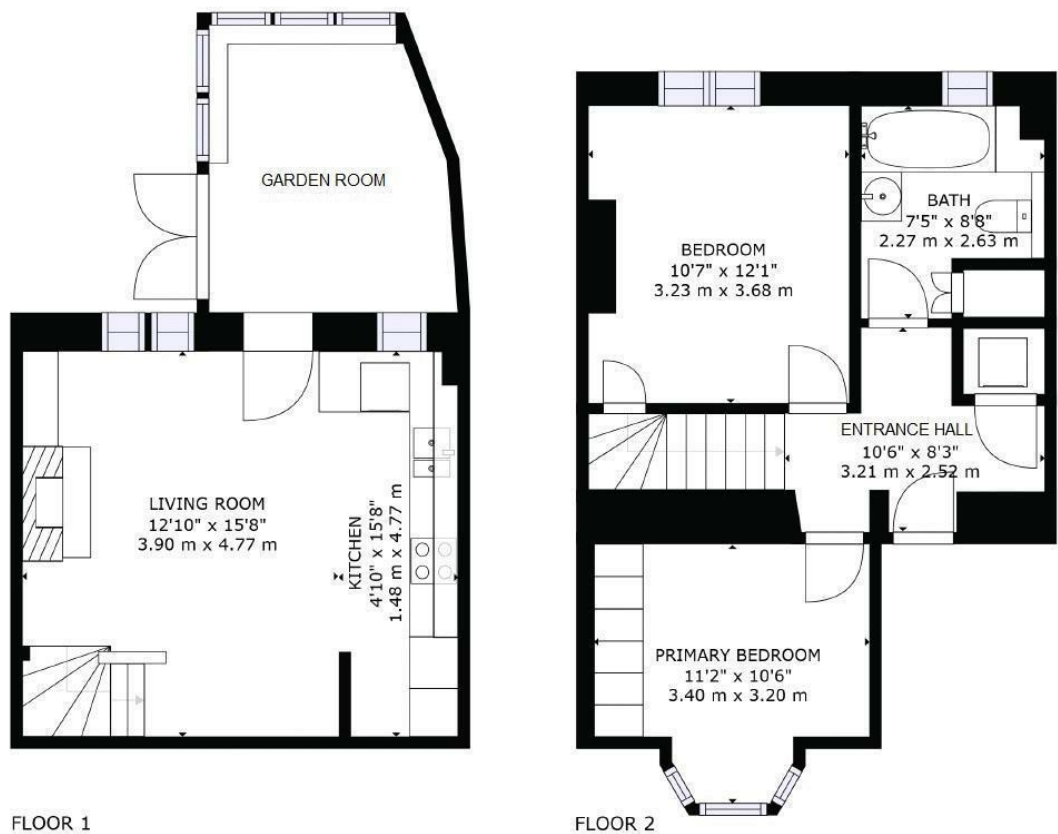


Directions

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



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 277 sq. ft, 26 m²; FLOOR 2: 414 sq. ft, 38 m²
EXCLUDED AREAS: PORCH: 109 sq. ft, 10 m²
TOTAL: 691 sq. ft, 64 m²
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.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

