



## Church Street Stamford, PE9 2JX

This immaculately presented 2 bedroom townhouse is part of a former converted granary building set in the very heart of historic Stamford. This property is a fine example of a tasteful conversion in this conservation area and must be viewed to fully appreciate. The property is located just behind The George Hotel, a few minutes' walk to the train station and High Street.

Offers Over £350,000

# Church Street

Stamford, PE9 2JX



- Town Centre Location
- Study/Bedroom 3
- Amazing Views Over Town Centre
- Well Presented Throughout
- Open-Plan Living Room
- Currently used as a Popular AirBnB
- Two Bedrooms
- Modern Kitchen Diner
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

## Kitchen Diner

9'2" x 19'10" (2.79m x 6.05m)

## Study/Bedroom 3

7'11" x 12'4" (2.41m x 3.76m)

## First Floor Landing

## Bedroom 1

9'7" x 9'6" (2.92m x 2.90m)

## Bedroom 2

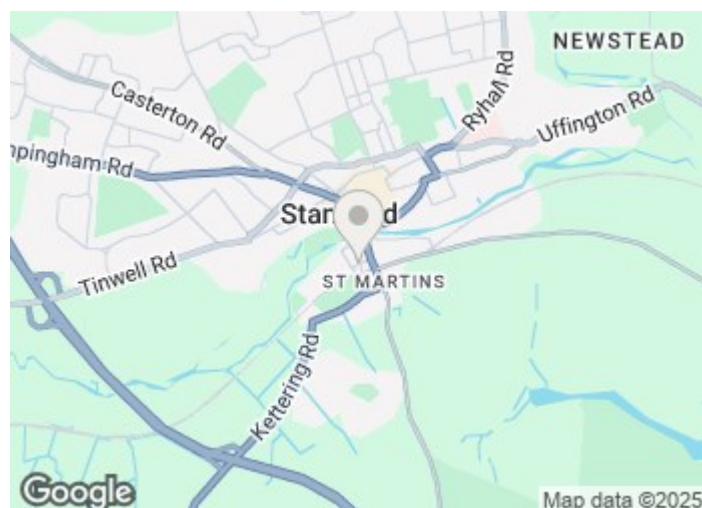
7'1" x 9'6" (2.16m x 2.90m)

## Shower Room

## Second Floor

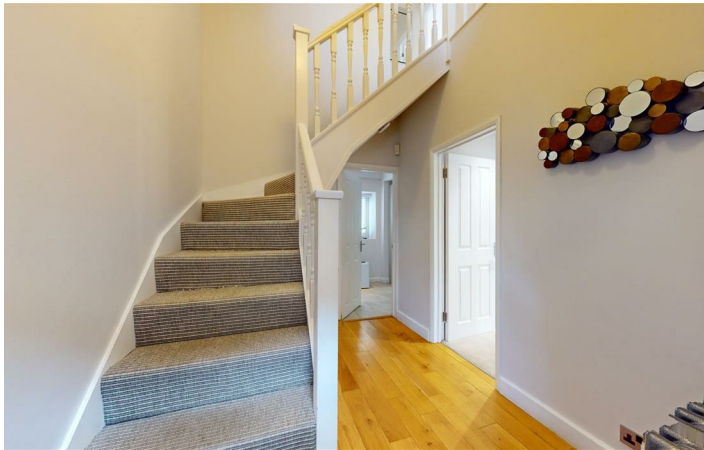
## Living Room

15'7" x 20'2" (4.75m x 6.15m)

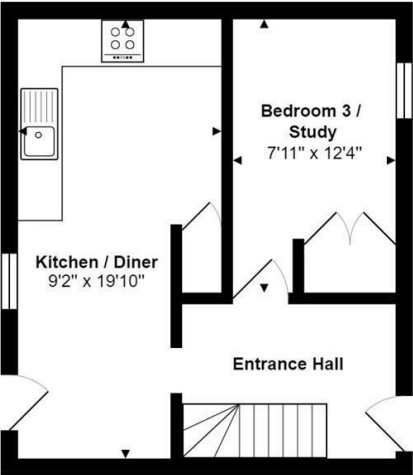


## Directions

Please use Post Code PE9 2JX for Sat Nav guidance



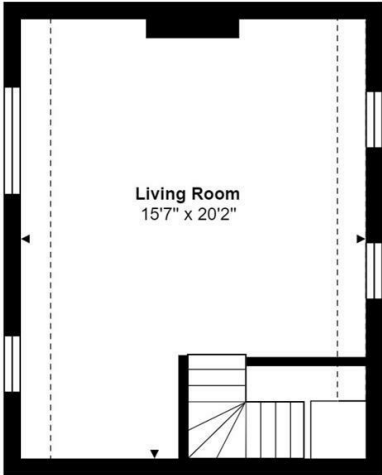
Floor Plan



Ground Floor  
Area: 31.4 m<sup>2</sup> ... 338 ft<sup>2</sup>



First Floor  
Area: 31.4 m<sup>2</sup> ... 338 ft<sup>2</sup>



Second Floor  
Area: 28.7 m<sup>2</sup> ... 309 ft<sup>2</sup>

Total Area: 91.5 m<sup>2</sup> ... 985 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

