



East Street

Stamford, PE9 1QD

Situated on a sought-after street within easy reach of the town centre, this charming two-bedroom property forms part of a former public house, thoughtfully converted in 2015 into four distinctive homes. The accommodation is well-proportioned and arranged over two floors, complemented by the added advantage of a useful cellar and off-road parking for one vehicle.

£325,000

East Street

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- Charming two-bedroom terraced property
- Beautifully presented throughout
- Minutes from Stamford's High Street
- Cosy sitting room & Kitchen Diner
- 2 Double Bedrooms
- Family Bathroom & Ground Floor Cloakroom
- Small Courtyard garden
- OFF road Parking for 1 vehicle
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

4'8" x 3'0" (1.42m x 0.91m)

Cellar

9'8" x 15'3" (2.95m x 4.65m)

Cloakroom

Landing

Kitchen Diner

14'0" x 9'2" (4.27m x 2.79m)

Bedroom 1

10'4" x 15'10" (3.15m x 4.83m)

Inner Hall

2'10" x 4'6" (0.86m x 1.37m)

Bedroom 2

10'9" x 11'11" (3.28m x 3.63m)

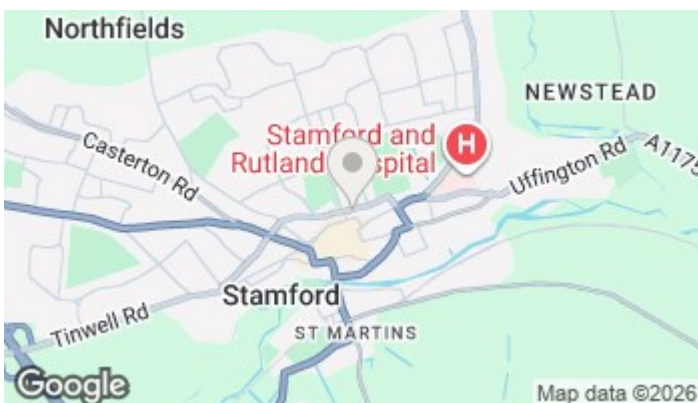
Sitting Room

9'4" x 10'9" (2.84m x 3.28m)

Bathroom

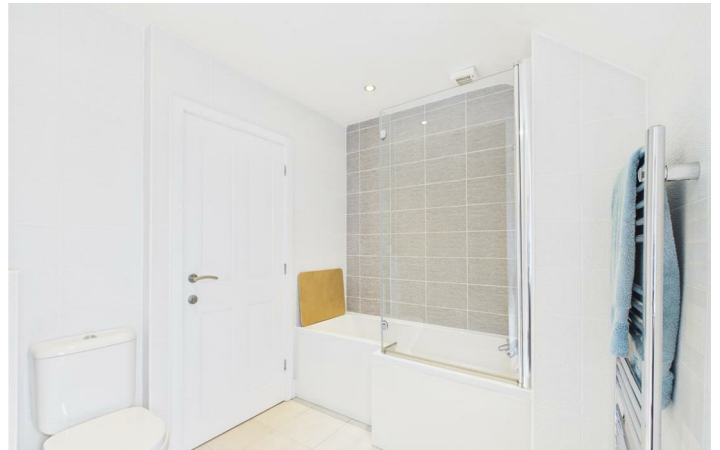
6'9" x 7'11" (2.06m x 2.41m)

Allocated Off Road Parking

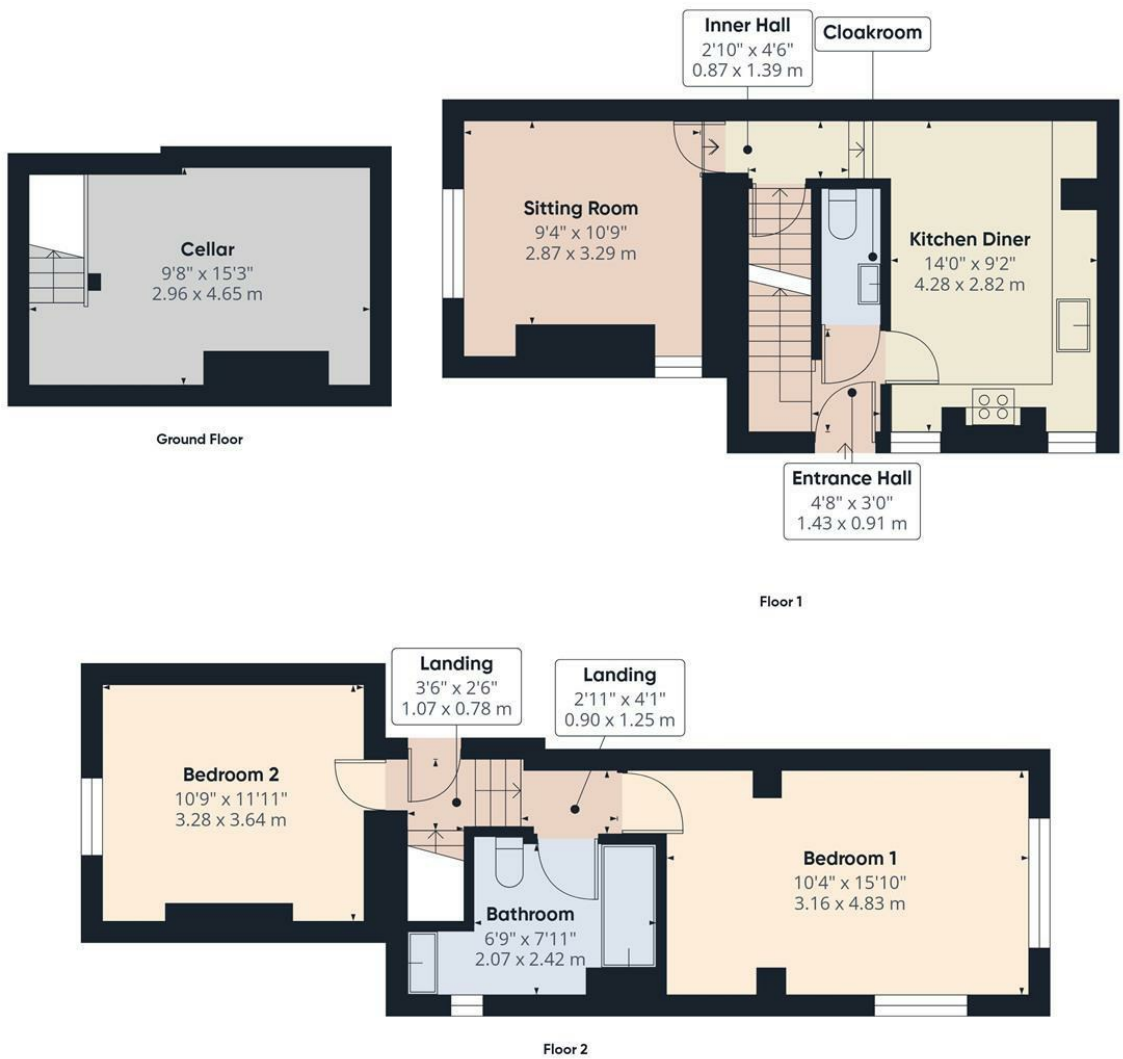


Directions

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



Floor Plan



Approximate total area⁽¹⁾
800 ft²
74.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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	