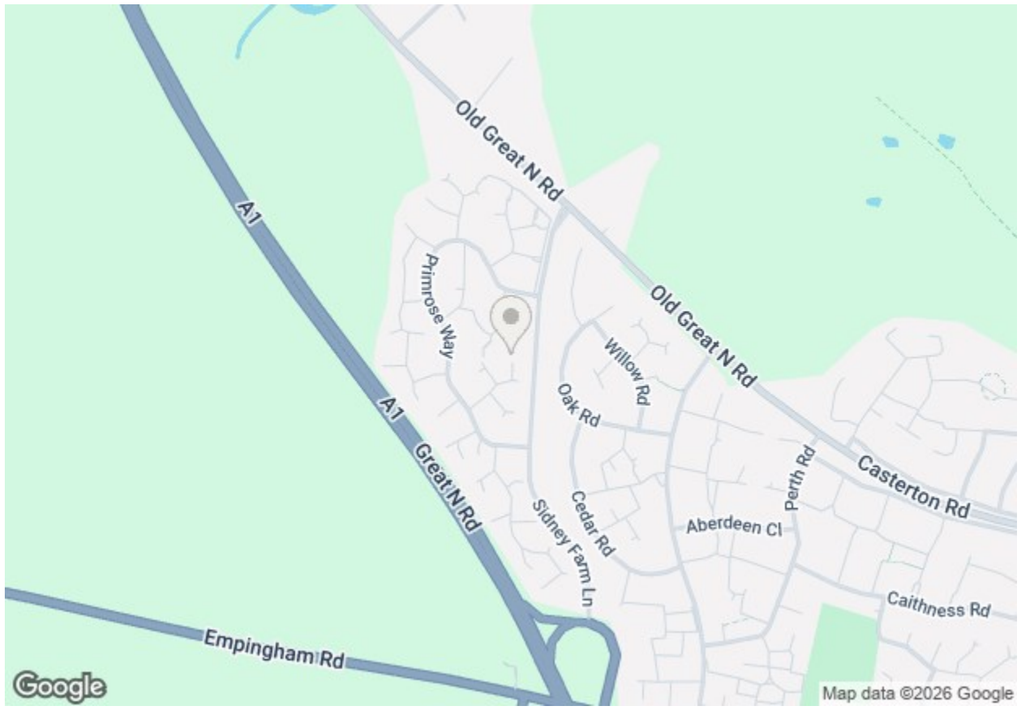
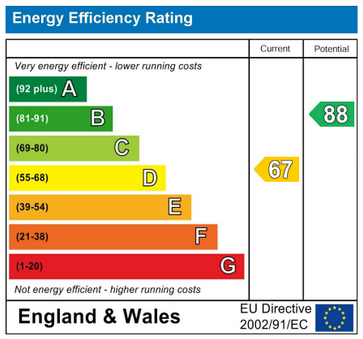
# Sowden Wallis

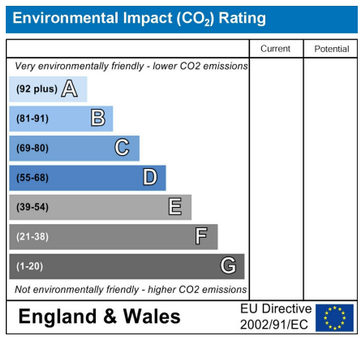
Estate Agents










## 41 Bramble Grove, Stamford, PE9 4BL

This well-presented two-bedroom terraced property offers spacious and comfortable accommodation, making it an ideal home for individuals, couples or small families.

The ground floor comprises a generously sized living room, providing a welcoming space, alongside a well-proportioned kitchen/diner, perfect for everyday living and entertaining. To the first floor are two bedrooms and a modern shower room, finished in a contemporary style.

Externally, the property benefits from a private, lawned rear garden, offering a lovely outdoor space to enjoy, together with the added convenience of two allocated parking spaces.

The property is available either furnished or unfurnished, offering flexibility to suit individual requirements.

**£1,050 Per Month**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

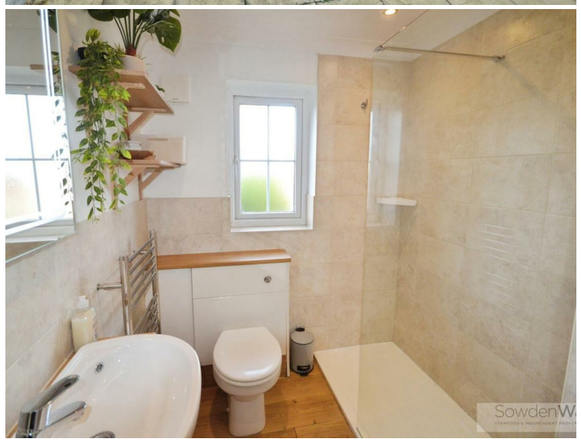


8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Two Bedroom Home
- Spacious Living Room
- Kitchen Diner
- Modern Shower Room
- Private Garden
- Two Parking Spaces
- EPC - D Council Tax - B
- Holding Deposit - £242 Deposit - £1,211








**ACCOMMODATION:**

**Entrance Porch**

**Living Room**
3.96m x 3.89m (13'0 x 12'9)

**Kitchen Diner**
3.96m x 2.39m (13'0 x 7'10)

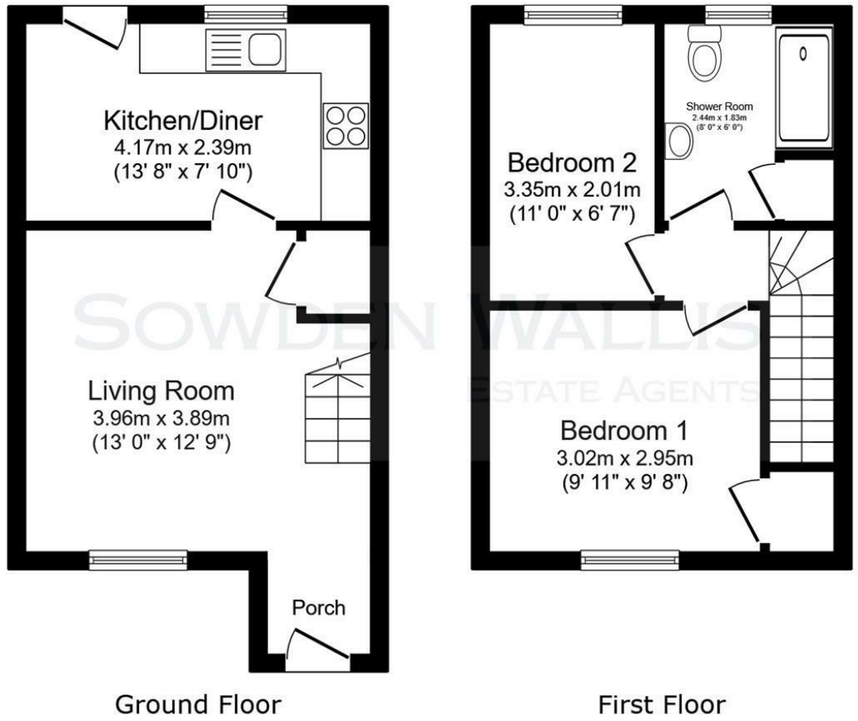
**First Floor Landing**

**Bedroom One**
3.02m x 2.95m (9'11 x 9'8)

**Bedroom Two**
3.35m x 2.01m (11'0 x 6'7)

**Shower Room**
2.44m x 1.83m (8'0 x 6'0)

**FLOOR PLAN:**




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io