



St. Marys Street Stamford, PE9 2DS

A traditional first floor two bedroom flat, tucked down a cobbled path in the heart of Stamford's town centre offering easy access to the many local shops, amenities, bars and restaurants.

£880 PCM

St. Marys Street

Stamford, PE9 2DS



- Town Centre 2 Bedroom Flat
- Water Rates Included In Rent
- Close to Town Centre and Train Station
- Open Plan Kitchen/Living Area
- 2 Generous Double Bedrooms
- Character Features & High Ceilings
- Available End of January 2025
- EPC Rating E

Entrance Hall

Living Room

19'8" x 10'2" (6.0 x 3.12)

Kitchen

14'7" x 4'9" (4.45 x 1.47)

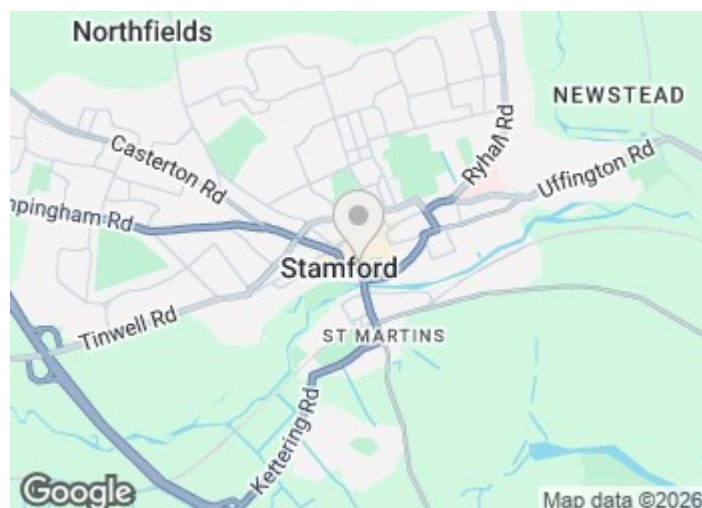
Bedroom 1

15'3" x 13'8" (4.65 x 4.17)

Bedroom 2

13'5" x 16'2" (4.1 x 4.95)

Bathroom



Directions

Please use postcode PE9 2DS for Sat Nav assistance



Floor Plan

FIRST FLOOR FLAT 76.65 sq. m.
(825.04 sq. ft.)



TOTAL FLOOR AREA : 76.65 sq. m. (825.04 sq. ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The car park, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hectagoo 020379

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 firm's 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

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	47	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC