

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

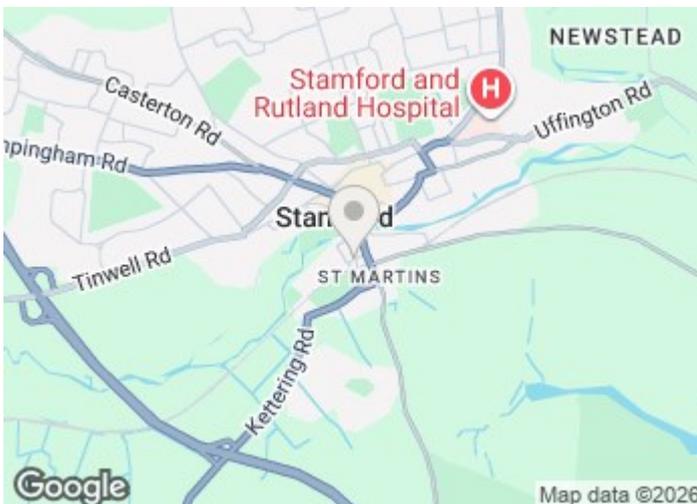
7'1" x 9'6" (2.16m x 2.90m)

Shower Room

Second Floor

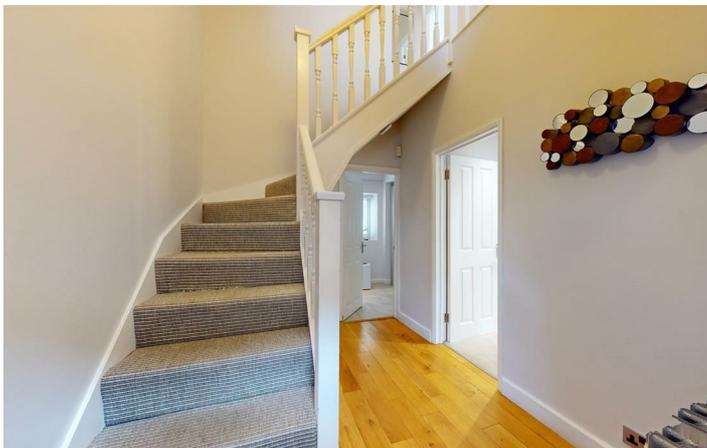
Living Room

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

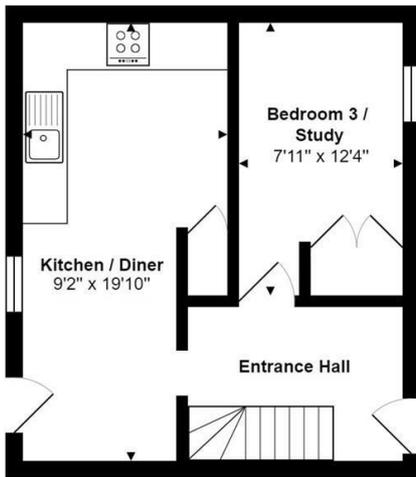


Directions

Please use Post Code PE9 2JX for Sat Nav guidance



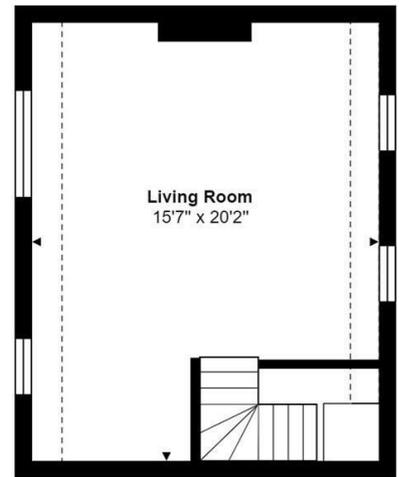
Floor Plan



Ground Floor
Area: 31.4 m² ... 338 ft²



First Floor
Area: 31.4 m² ... 338 ft²



Second Floor
Area: 28.7 m² ... 309 ft²

Total Area: 91.5 m² ... 985 ft²
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC