



9 Alexandra Road, Stamford, PE9 1QR

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Located on a popular residential street just a short walk from Stamford town centre, this attractive period home has been significantly improved by the current owner, combining character features with stylish modern finishes.

The property is entered via a striking entrance hall with original tiled flooring, setting the tone for the accommodation beyond. There is a stylish and cosy living room, featuring a fireplace, and charming family / dining room. To the rear, a spacious breakfast kitchen room with refitted units and appliances, and bifold doors leading to the rear garden.

The upper floors offer generous and flexible accommodation. The first floor hosts a generous master bedroom with extensive fitted wardrobes, a further bedroom and refitted bathroom. On the second floor, there is a third bedroom, currently used as study/occasional guest bedroom, with velux windows.

Externally, the property benefits from a generous rear garden with sunny patio areas shed and gated side access leading to the front of the property.

A superb period home in a highly convenient location, offering a blend of character, space and modern living make this essential for viewing.

Asking Price £350,000 Flying Freehold

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.

- Much Improved and Beautifully Presented Period Property
- Three Bedrooms
- Refitted Kitchen/Breakfast Room
- Established Rear Garden
- Viewing Highly Recommended.
- Central Location - Walking Distance to Central Stamford
- Living Room and Family/Dining Room
- Refitted Bathroom
- Council Tax Band - B EPC Rating - C



ACCOMMODATION:

Entrance Hall

Living Room
3.73m x 3.00m (12'3 x 9'10)

Dining/Family Room
4.83m x 3.05m (15'10 x 10'0)

Kitchen/Breakfast Room
5.87m x 2.08m (19'3 x 6'10)

First Floor Landing

Main Bedroom
4.17m x 3.00m (13'8 x 9'10)

Bedroom Two
3.78m x 2.87m max 2.26m min (12'5 x 9'5 max 7'5 min)

Bathroom

Bedroom Three / Office
4.32m x 4.17m max (restricted head room) (14'2 x 13'8 max (restricted head room))

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