



Burghley Court Stamford, PE9 1EF

Two bedroom mid-terrace house located just off Recreation Ground Road in Stamford Town Centre. The property benefits from modern, extended accommodation, a private courtyard garden and allocated off-road parking.

£995 PCM

Burghley Court

Stamford, PE9 1EF



- 2-Bed Terrace House
- Close to the Recreation Ground & Town Centre
- 2 Reception Rooms
- Enclosed Courtyard Garden
- EPC - D
- Please Refer to Key Facts for Tenants for Material Information Disclosures
- Allocated Off-Road Parking
- Modern Interior

Entrance Hall

Kitchen

9'9 x 7'9 (2.97m x 2.36m)

Living/Dining Room

14'1 x 11'2 (4.29m x 3.40m)

Garden Room

12'1 x 6'1 (3.68m x 1.85m)

First Floor Landing

Bedroom

10'9 x 9'11 (3.28m x 3.02m)

Bedroom

8'11 x 7'2 (2.72m x 2.18m)

Bathroom

Enclosed Rear Courtyard

Allocated Parking Space

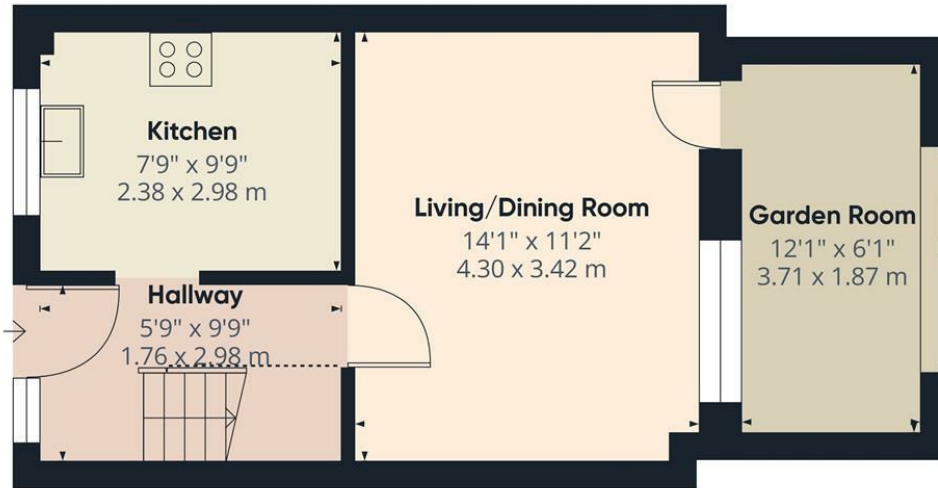


Directions

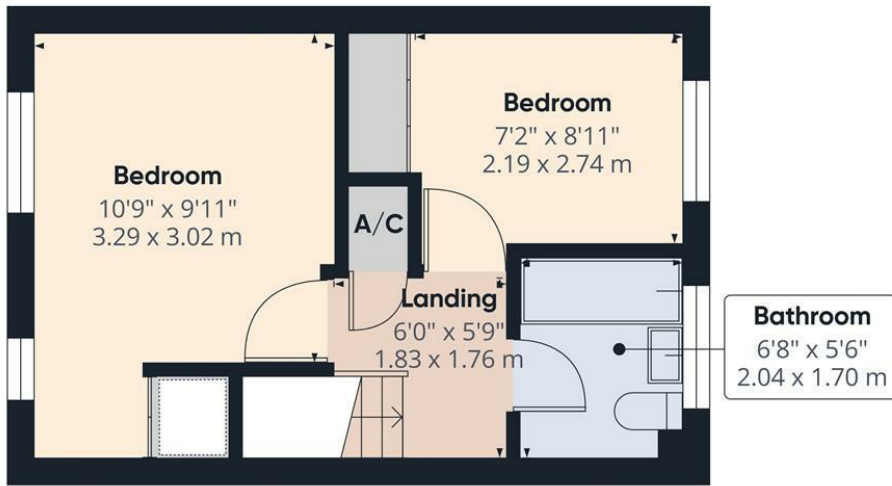
Please use the following postcode for Sat Nav guidance - PE9 1EF



Floor Plan



Ground Floor



Floor 1



Approximate total area⁽¹⁾

632 ft²
58.7 m²

Reduced headroom

16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

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.

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.

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			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	