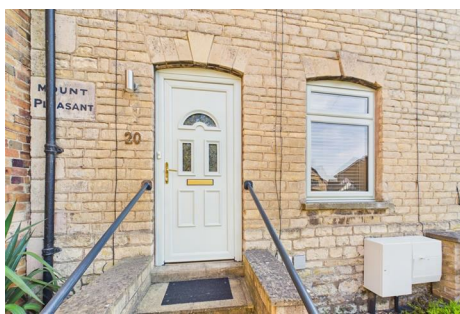




Empingham Road

Stamford, PE9 2RH

Occupying a sought-after position within easy walking distance of Stamford's bustling High Street, this attractive two-bedroom Victorian home effortlessly combines period charm with stylish modern finishes. Thoughtfully updated throughout, the property is ready to move straight into and offers well-planned accommodation, together with a low-maintenance courtyard garden and a versatile brick & stone-built outbuilding.

£250,000

Empingham Road

Stamford, PE9 2RH



- Beautifully presented mid-terrace home
- Stylish refitted shaker kitchen
- Useful brick & stone-built outbuilding/workshop
- Two spacious double bedrooms
- Contemporary ground floor shower room
- Walking distance to Stamford town centre, Waitrose and railway station
- Two separate reception rooms
- Enclosed, low-maintenance courtyard garden
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Lounge

12'10" x 11'11" (3.91m x 3.63m)

Dining Room

11'11" x 9'8" (3.63m x 2.95m)

Kitchen

7'9" x 8'9" (2.36m x 2.67m)

Rear Hall

7'3" x 3'2" (2.21m x 0.97m)

Shower Room

7'0" x 6'11" (2.13m x 2.11m)

Landing

2'8" x 2'8" (0.81m x 0.81m)

Bedroom 1

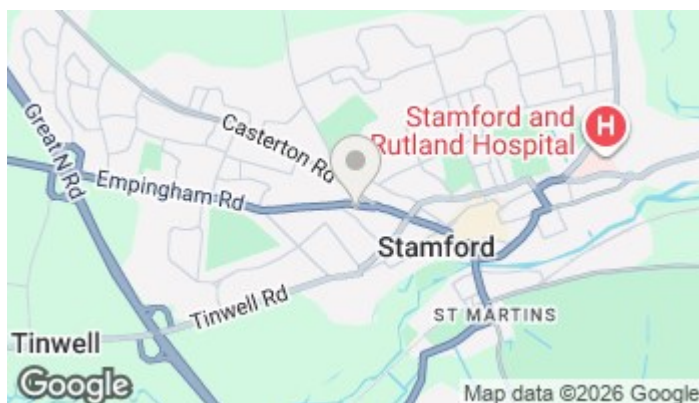
13'11" x 11'10" (4.24m x 3.61m)

Bedroom 2

8'11" x 9'9" (2.72m x 2.97m)

Outbuilding

8'5" x 8'4" (2.57m x 2.54m)

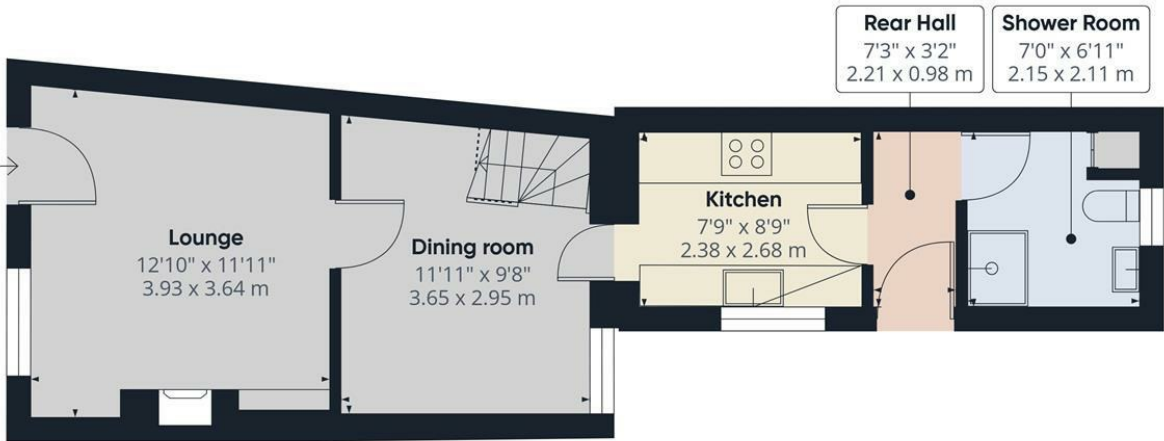


Directions

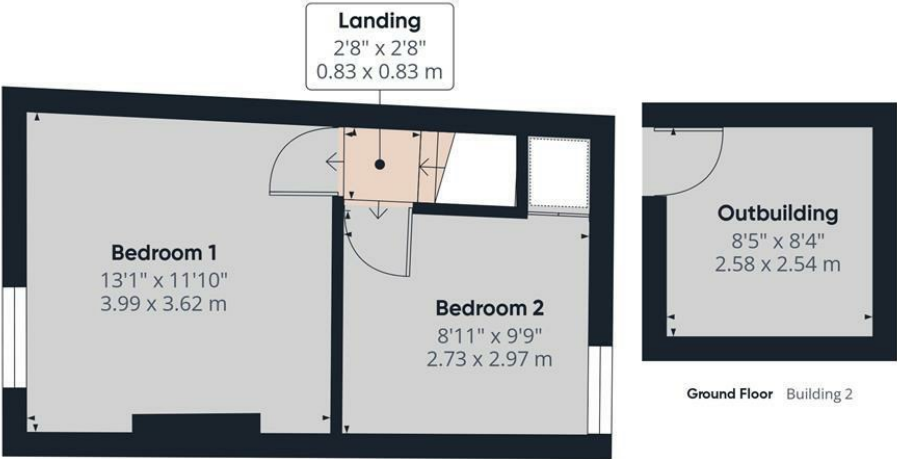
Situated on the ever-popular Empingham Road, the property enjoys easy access to Stamford's independent shops, cafés, restaurants, Waitrose, excellent schooling, the railway station and the A1 for commuters. Stamford continues to be regarded as one of England's finest market towns, celebrated for its Georgian architecture and vibrant community. Please use the following postcode for Sat Nav guidance - PE9 2RH



Floor Plan



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
715 ft²
66.4 m²

Reduced headroom
4 ft²
0.4 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 firms 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.

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