



## Wharf Road Stamford, PE9 2DU

Situated in the heart of Stamford, this beautifully presented 4-bedroom townhouse is arranged over three floors, offering spacious and versatile accommodation ideal for modern family living. Featuring an impressive open-plan kitchen/dining/family room, a generous living room with balcony, flexible home office space, two outdoor areas and allocated parking, this property combines contemporary style with a highly sought-after central location.

£1,950 PCM

# Wharf Road

Stamford, PE9 2DU



- Prime Location in the Heart of Stamford
- Modern Spacious Open-Plan Kitchen/Diner
- 3 Reception Rooms
- 4-Bed Townhouse arranged over three floors
- Generous Living Room with Private Balcony
- Extremely Well Presented Throughout
- Two Allocated Parking Spaces
- Courtyard Accessed from the Kitchen
- Please Refer to Key Facts for Tenants for Material Information Disclosures

## LOWER GROUND FLOOR

### Kitchen

17'0 x 8'8 (5.18m x 2.64m)

### Dining Area

11'1 x 9'1 (3.38m x 2.77m)

### Inner Hall

### Playroom/Cinema/Study

11'11" x 9'4 (3.63m x 2.84m)

### Utility Room

### Cloakroom

## GROUND FLOOR

### Hallway

### Living Room

11'0" x 17'9" (3.35m x 5.41m)

### Balcony

### Bedroom 4/Study

11'9 x 9'3 (3.58m x 2.82m)

## FIRST FLOOR

### First Floor Landing

## Bedroom 1

12'0 x 9'4 (3.66m x 2.84m)

## Ensuite

## Bedroom 2

11'1" x 9'1" (3.38m x 2.77m)

## Bedroom 3

11'1" x 8'5" (3.38m x 2.57m)

## Bathroom

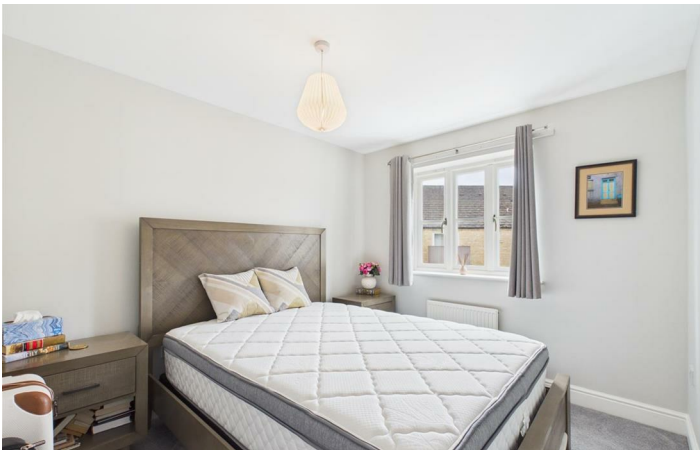
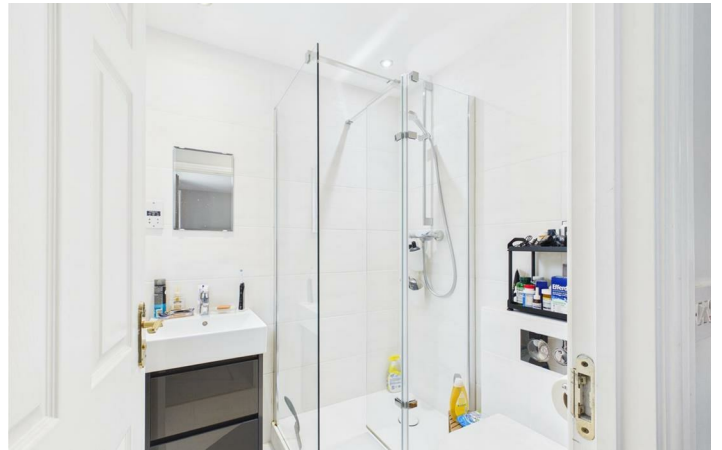
## Allocated Parking for 2 Cars

## Courtyard



## Directions

Please use postcode PE9 2DU for Sat Nav assistance



# Floor Plan



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

