



East Street

Stamford, PE9 1QD

Situated on a sought-after street within easy reach of the town centre, this charming two-bedroom property forms part of a former public house, thoughtfully converted in 2015 into four distinctive homes. The accommodation is well-proportioned and arranged over two floors, complemented by the added advantage of a useful cellar and off-road parking for one vehicle.

£325,000

East Street

Stamford, PE9 1QD



- Charming two-bedroom terraced property
- Beautifully presented throughout
- Minutes from Stamford's High Street
- Cosy sitting room & Kitchen Diner
- 2 Double Bedrooms
- Family Bathroom & Ground Floor Cloakroom
- Small Courtyard garden
- OFF road Parking for 1 vehicle
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

4'8" x 3'0" (1.42m x 0.91m)

Cellar

9'8" x 15'3" (2.95m x 4.65m)

Cloakroom

Landing

Kitchen Diner

14'0" x 9'2" (4.27m x 2.79m)

Bedroom 1

10'4" x 15'10" (3.15m x 4.83m)

Inner Hall

2'10" x 4'6" (0.86m x 1.37m)

Bedroom 2

10'9" x 11'11" (3.28m x 3.63m)

Sitting Room

9'4" x 10'9" (2.84m x 3.28m)

Bathroom

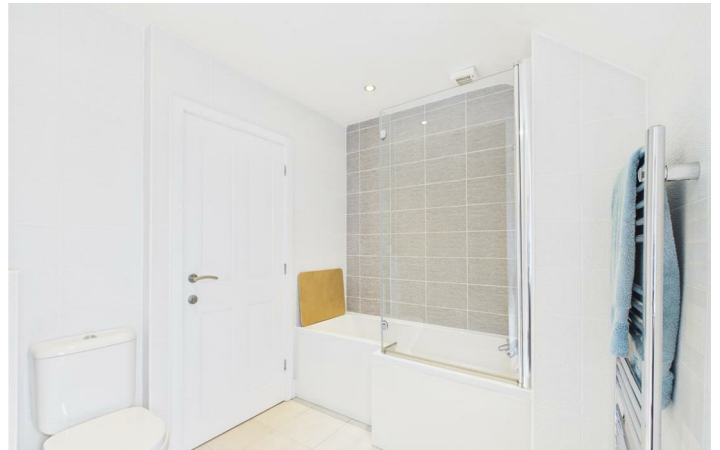
6'9" x 7'11" (2.06m x 2.41m)

Allocated Off Road Parking

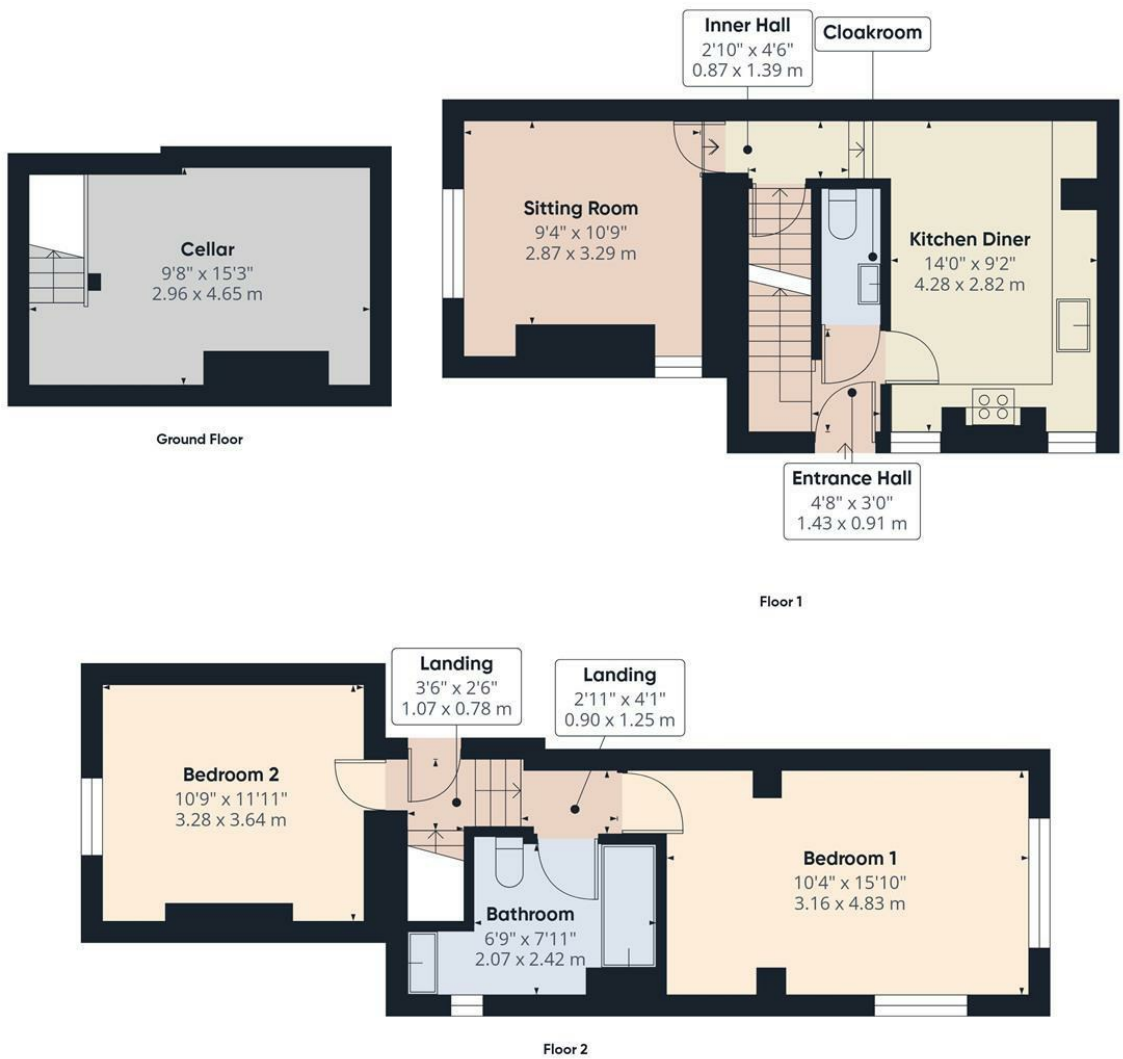


Directions

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



Floor Plan



Approximate total area⁽¹⁾
800 ft²
74.4 m²

(1) Excluding balconies and terraces

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			83
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	