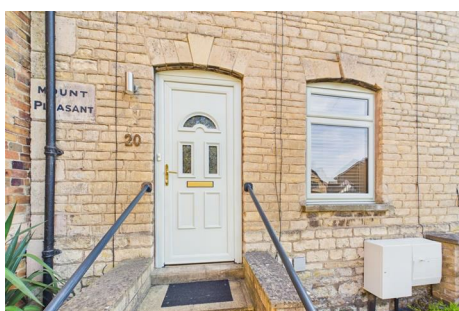




Empingham Road Stamford, PE9 2RH

Occupying a sought-after position within easy walking distance of Stamford's bustling High Street, this attractive 2-bed Victorian home effortlessly combines period charm with stylish modern finishes.

£1,100 PCM

Empingham Road

Stamford, PE9 2RH



- Beautifully presented 2-bed 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 Key Facts for Tenants 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)

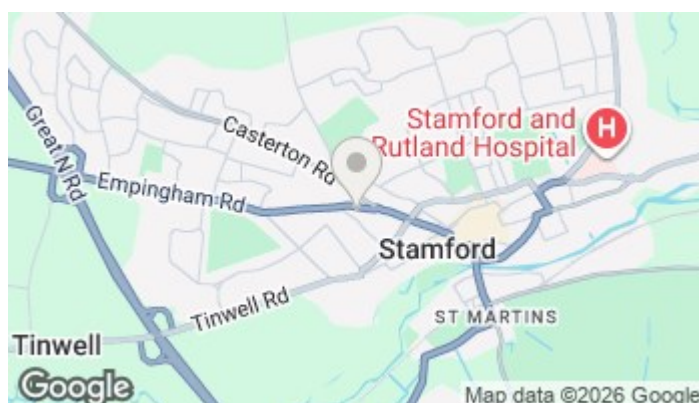
Bedroom 2

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

Outbuilding

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

Enclosed Rear Courtyard

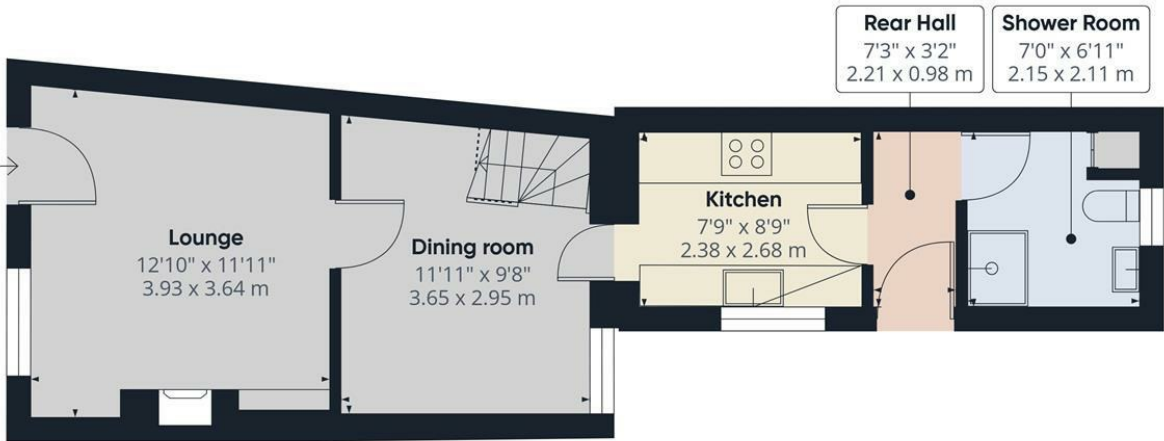


Directions

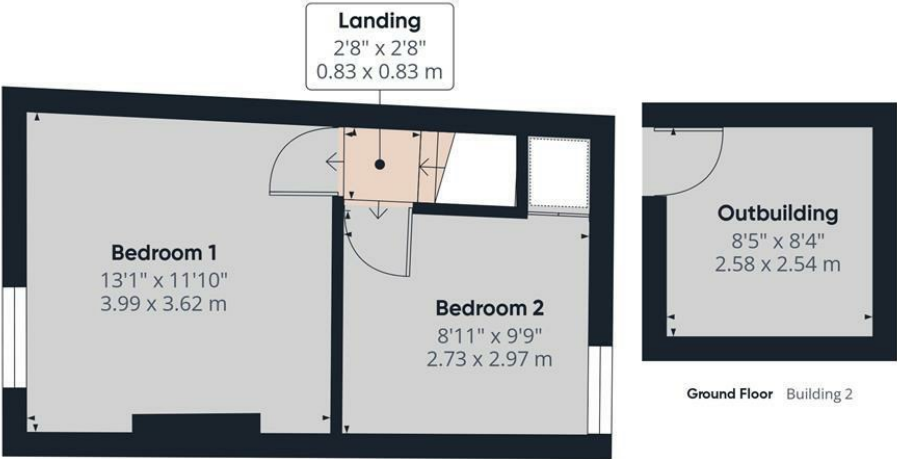
Please use the following postcode for Sat Nav guidance - PE9 2RH



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

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