



Vine Street Stamford, PE9 1QE

A rare opportunity to purchase a three-bedroom period property on Vine Street in Stamford. Requiring a full programme of renovation and modernisation, the property provides considerable potential for buyers looking to create a home to their own specification.

£375,000

Vine Street

Stamford, PE9 1QE



- Three-bedroom detached period property
- Separate lounge and dining room
- Driveway and single garage, both rarely available in this location
- Requiring full renovation and modernisation
- Kitchen with adjoining pantry
- Excellent opportunity to renovate and create a home to your own specification
- Generous rear reception room measuring approximately 18'3" x 13'1"
- Rear garden – a rare feature on Vine Street
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

4'1" x 2'11" (1.24m x 0.89m)

Lounge

9'4" x 12'7" (2.84m x 3.84m)

Dining Room

11'5" x 12'7" (3.48m x 3.84m)

Kitchen

10'11" x 7'10" (3.33m x 2.39m)

Pantry

3'11" x 4'8" (1.19m x 1.42m)

Inner Hall

3'10" x 2'8" (1.17m x 0.81m)

Shower Room

8'4" x 7'4" (2.54m x 2.24m)

Reception Room

25'2" x 12'11" (7.67m x 3.94m)

Room

5'10" x 7'1" (1.78m x 2.16m)

Landing

2'10" x 2'8" (0.86m x 0.81m)

Bedroom 1

12'0" x 12'10" (3.66m x 3.91m)

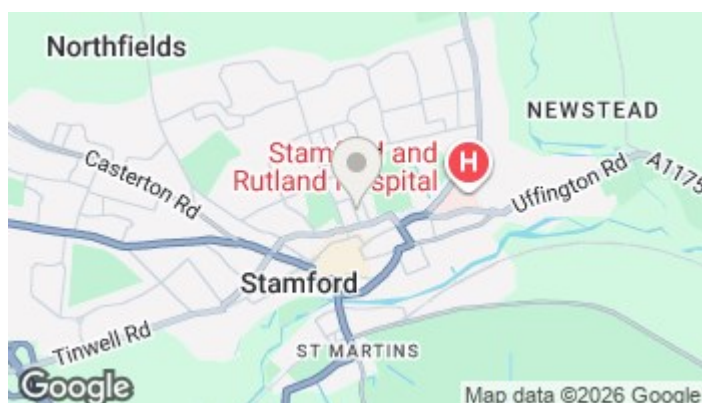
Bedroom 2

9'10" x 12'10" (3.00m x 3.91m)

Bedroom 3

15'4" x 7'10" (4.67m x 2.39m)

Single Garage

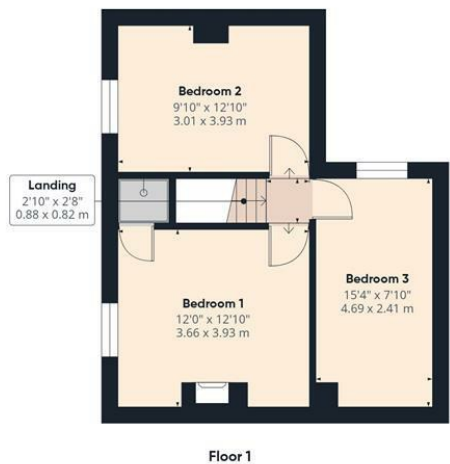
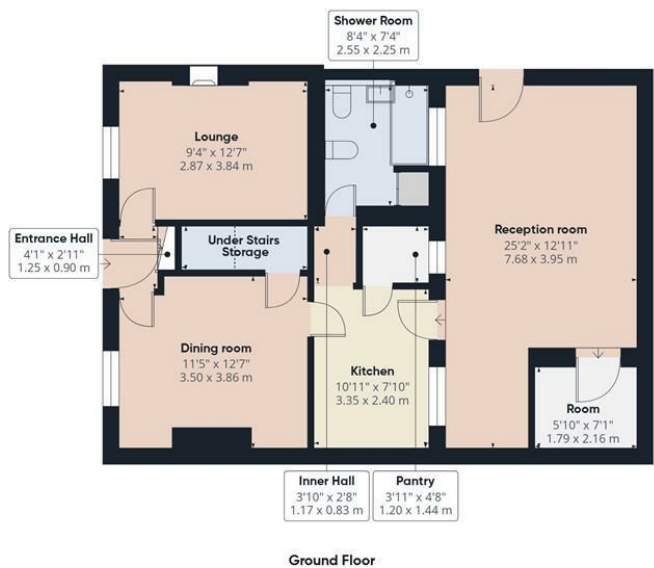


Directions

Please use postcode PE9 1QE for Sat Nav assistance. Vine Street is conveniently located within Stamford, within easy reach of the historic town centre, with its range of independent shops, cafés, restaurants and everyday amenities. Stamford railway station provides connections towards Leicester and Birmingham, with Peterborough offering direct services to London King's Cross.



Floor Plan



Approximate total area⁽¹⁾
1204 ft²
111.8 m²
Reduced headroom
10 ft²
0.9 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.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

