



Main Road Uffington, PE9 4SN

Completely Refitted and Renovated two bedroom terraced cottage in a popular village location just two miles from Stamford with country views to the front. The property is extremely well presented and includes exposed stone walls, a multi-fuel burner in the lounge diner and gas fired central heating, as well as a brand new Kitchen, Shower Room, and flooring throughout

£250,000

Main Road

Uffington, PE9 4SN



- Completely Refitted Two Bedroom Terraced Cottage
- Redecorated & New Carpets Throughout
- Useful Outbuilding/Utility to Rear - Also Refitted
- Village location - Close to Stamford
- Exposed stone walls
- Small Courtyard Garden
- Brand New Fitted Kitchen and Shower Room
- Multi-fuel log burner
- Please refer to Key facts for Buyers for Material Information disclosures

Kitchen

10'8" x 8'9" (3.25m x 2.67m)

Lounge/Diner

21'4" x 13'4" (6.50m x 4.06m)

First Floor Landing

Bedroom 1

9'11" x 10'6" (3.02 x 3.20)

Bedroom 2

9'6" x 10'6" (2.90m x 3.20m)

Bathroom

8'3" x 5'9" (2.51m x 1.75m)

Outside Store/Utility

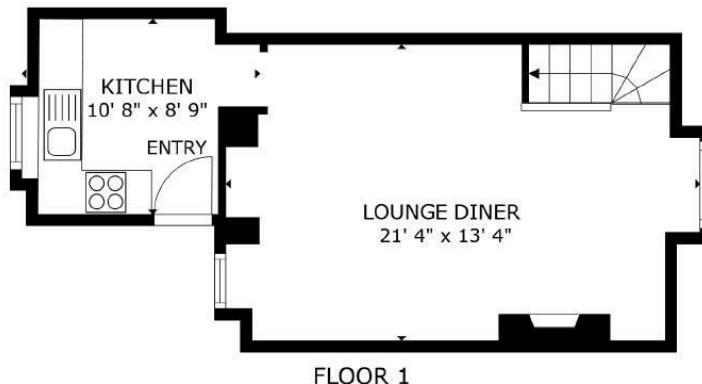


Directions

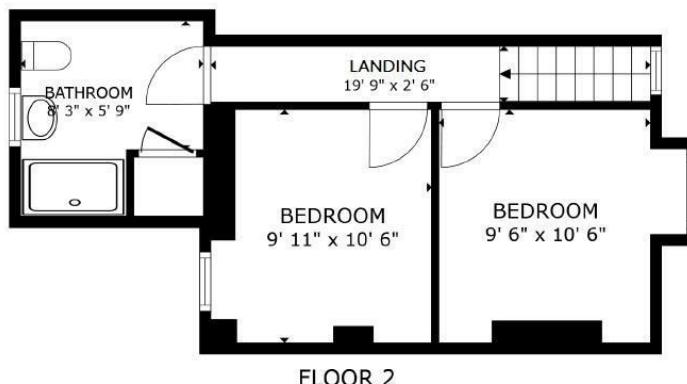
Please use postcode PE9 4SN for Sat-Nav assistance



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 344 sq.ft. FLOOR 2 343 sq.ft.
TOTAL : 688 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

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		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	