



## Ryhall Road Stamford, PE9 1UJ

Lovely 3 bedroom house in the heart of a row of Victorian properties, with off street parking for 1 car and ideally located close to Stamford Town centre, local supermarkets and the many other nearby amenities.

£1,095 PCM

# Ryhall Road

Stamford, PE9 1UJ



- Bay Fronted Period Property With Generous Garden
- Close to Town Centre
- Ground Floor Bathroom with Shower over Bath
- 2 Reception Rooms
- 3 Good sized Bedrooms
- EPC Rating D
- Off Street Parking for 1 Car
- Available late August 2025
- Please see attached Key Facts for Tenants for Material Information Disclosures

Entrance Hall

Living Room

13'3" x 9'9" (4.04 x 2.97)

Dining Room

10'11" x 13'1" (3.33 x 3.99 (3.32 x 3.98))

Kitchen

7'7" x 6'9" (2.31 x 2.06)

Bathroom

5'4" x 6'9" (1.63 x 2.06)

First Floor Landing

Bedroom 1

10'11" x 13'1" (3.33 x 3.99 (3.32 x 3.98))

Bedroom 2

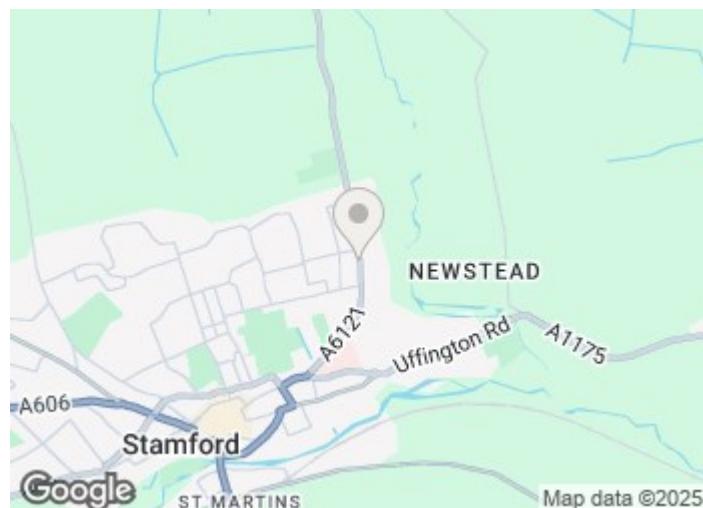
10'10" x 7'3" (3.30 x 2.21)

Bedroom 3

8'1" x 8'10" (2.46 x 2.69)

Off Street Parking to Front

Large Rear Garden with generous patio and lawned area



## Directions

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



## Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 439 sq. ft, 41 m<sup>2</sup>, FLOOR 2: 385 sq. ft, 36 m<sup>2</sup>  
 TOTAL: 825 sq. ft, 77 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	