



Vine Street

Stamford, PE9 1QE

BRAND NEW KITCHEN & BATHROOM – An exceptionally well-presented 2-bedroom, 2-reception period home just moments from the town centre and its many amenities. Recently refurbished throughout with a new kitchen, bathroom, full redecoration, and new flooring. Early viewing highly recommended.

Offers In Excess Of £285,000

Vine Street

Stamford, PE9 1QE



- Period 2 Bed Property Close to Town Centre
- Full Enclosed Rear Courtyard
- New Kitchen with Oak Worktops and integrated appliances
- Brand New Fitted Kitchen, Bathroom, Flooring and Decoration
- 2 Double Bedrooms
- EPC Rating D
- 2 Separate Reception Room
- Generous Bathroom with Shower Over Bath
- Please refer to Key Facts for Buyers (KFB) below for material information disclosures

Entrance Hall

Living Room

12'9 x 10'2 (3.89m x 3.10m)

Dining Room

14'8 x 12'9 (4.47m x 3.89m)

Kitchen

18'3 x 8' (5.56m x 2.44m)

First Floor Landing

Bedroom 1

13'3 x 11' (4.04m x 3.35m)

Bedroom 2

11'6 x 9.1 (3.51m x 2.74m.0.30m)

Bathroom

10'2 x 6' (3.10m x 1.83m)

Enclosed Rear Courtyard



Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 547 sq ft, FLOOR 2: 393 sq ft
 EXCLUDED AREAS: PATIO: 198 sq ft
 TOTAL: 940 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ANTI-MONEY LAUNDERING REGULATIONS: All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

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 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	