



Church Street

Stamford, PE9 2JX

This immaculately presented 3 bedroom townhouse is part of a former converted granary building set in the very heart of historic Stamford. This property is a fine example of a tasteful conversion in this conservation area and must be viewed to fully appreciate. The property is located just behind The George Hotel, a few minutes' walk to the train station and High Street.

£350,000

Church Street

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- Town Centre Location
- Study/Bedroom 3
- Amazing Views Over Town Centre
- Well Presented Throughout
- Open-Plan Living Room
- Conveniently Located Just a Short Walk from the Town Meadows
- Two Bedrooms
- Modern Kitchen Diner
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

9'7" x 7'6" (2.92m x 2.29m)

Kitchen Diner

8'11" x 19'6" (2.72m x 5.94m)

Bedroom 3/Office

7'9" x 9'10" (2.36m x 3.00m)

First Floor Landing

12'1" x 3'5" (3.68m x 1.04m)

Bedroom 1

9'6" x 9'4" (2.90m x 2.84m)

Bedroom 2

6'11" x 9'3" (2.11m x 2.82m)

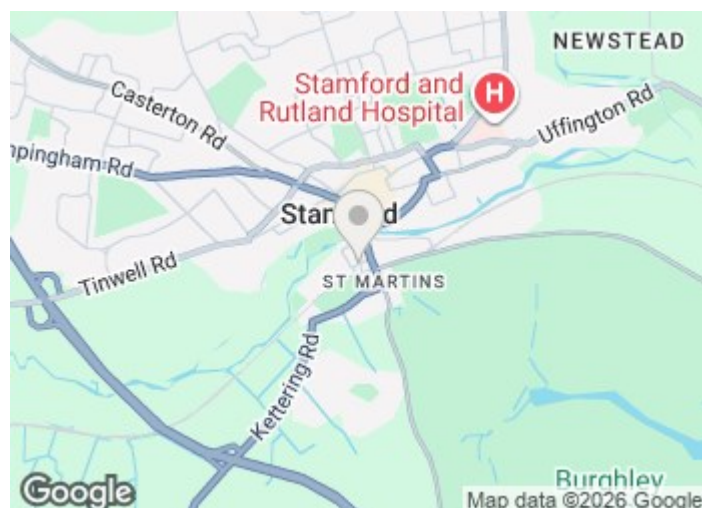
Shower Room

7'0" x 6'5" (2.13m x 1.96m)

Second Floor

Living Room

15'4" x 20'1" (4.67m x 6.12m)

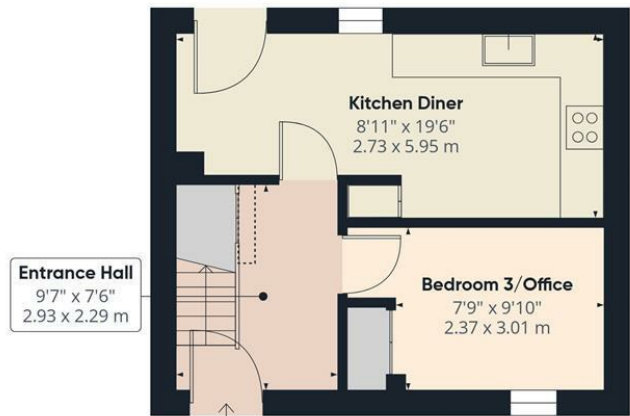


Directions

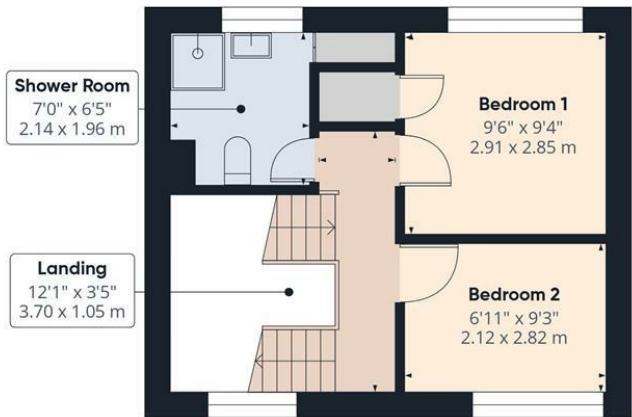
Please use Post Code PE9 2JX for Sat Nav guidance



Floor Plan



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

852 ft²

79.1 m²

Reduced headroom

70 ft²

6.6 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.

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