



## 36 Vine Street Stamford, PE9 1QE

An extremely well presented, bright and airy character property situated just a short walk from Stamford Town centre. Recently refurbished throughout this 1 bedroom home is ideal for a single professional or couple. Vine Street is ideally located being close to the Recreation Ground, the many local shops, bars and amenities, as well as and the train station.

£795 PCM

# 36 Vine Street

Stamford, PE9 1QE



- Close to Stamford Town Centre
- Modern Bathroom
- Small enclosed Courtyard to Rear
- Extended Period Property
- Suitable for a Single Professional
- EPC Rating D
- 1 Double Bedroom
- Available from start of June 2025
- Please refer to attached Material Information disclosures document below

## Living/Dining Room

18'8 x 10'6 (5.69m x 3.20m)

## Kitchen

12'3" x 5'8" max (3.73m x 1.73m max)

## Bedroom

12'2 x 10'6 (3.71m x 3.20m)

## Bathroom

7'7 x 6'4 (2.31m x 1.93m)

## Small Courtyard

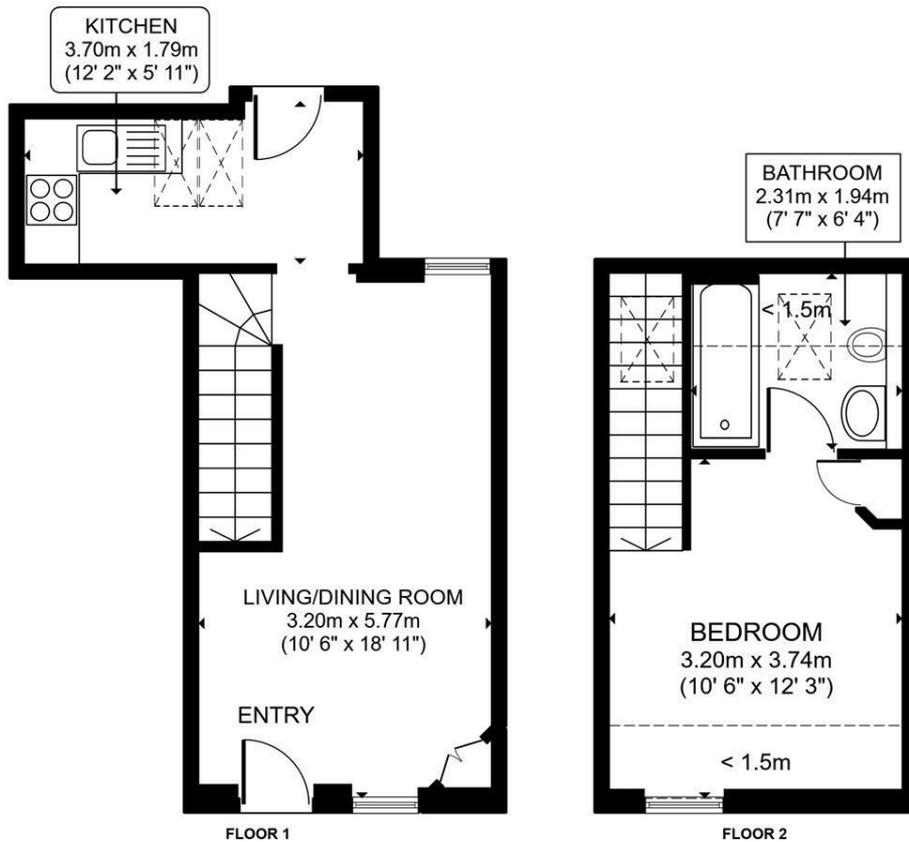


## Directions

Please use postcode PE9 1QE for Sat-Nav guidance



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1 24.8 m<sup>2</sup> (267 sq.ft.) FLOOR 2 14.0 m<sup>2</sup> (151 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 4.4 m<sup>2</sup> (47 sq.ft.)  
 TOTAL : 38.8 m<sup>2</sup> (418 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.

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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	