



## South View Terrace

Stamford, PE9 1QY

A well-presented Victorian terrace in a sought-after Stamford location, just a short walk from the town centre and the Recreation Ground. Offering two bedrooms, an open-plan living/dining space, modern kitchen and a generous enclosed garden with storage, this is a smart and well-balanced home.

£1,100 PCM

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- Victorian mid-terrace home
- Two bedrooms
- Enclosed rear garden
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures
- Central Stamford Location - Walking distance to town centre
- Modern fitted kitchen
- Brick-built storage shed
- Open-plan sitting/dining room
- Spacious bathroom with shower over bath
- EPC Rating D

## Entrance Hall

## Living Room

12'6 x 10'2 (3.81m x 3.10m)

## Dining Room

12'2 x 11'1 (3.71m x 3.38m)

## Kitchen

## First Floor Landing

## Bedroom 1

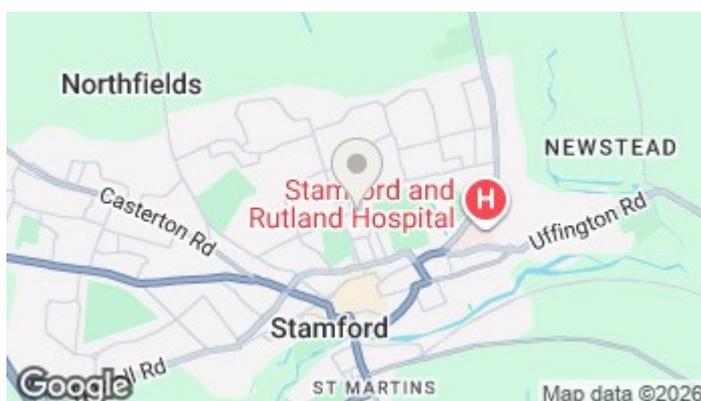
13'8 x 10'2 (4.17m x 3.10m)

## Bedroom 2

12'2 x 8'2 (3.71m x 2.49m)

## Bathroom

## Enclosed Rear Garden

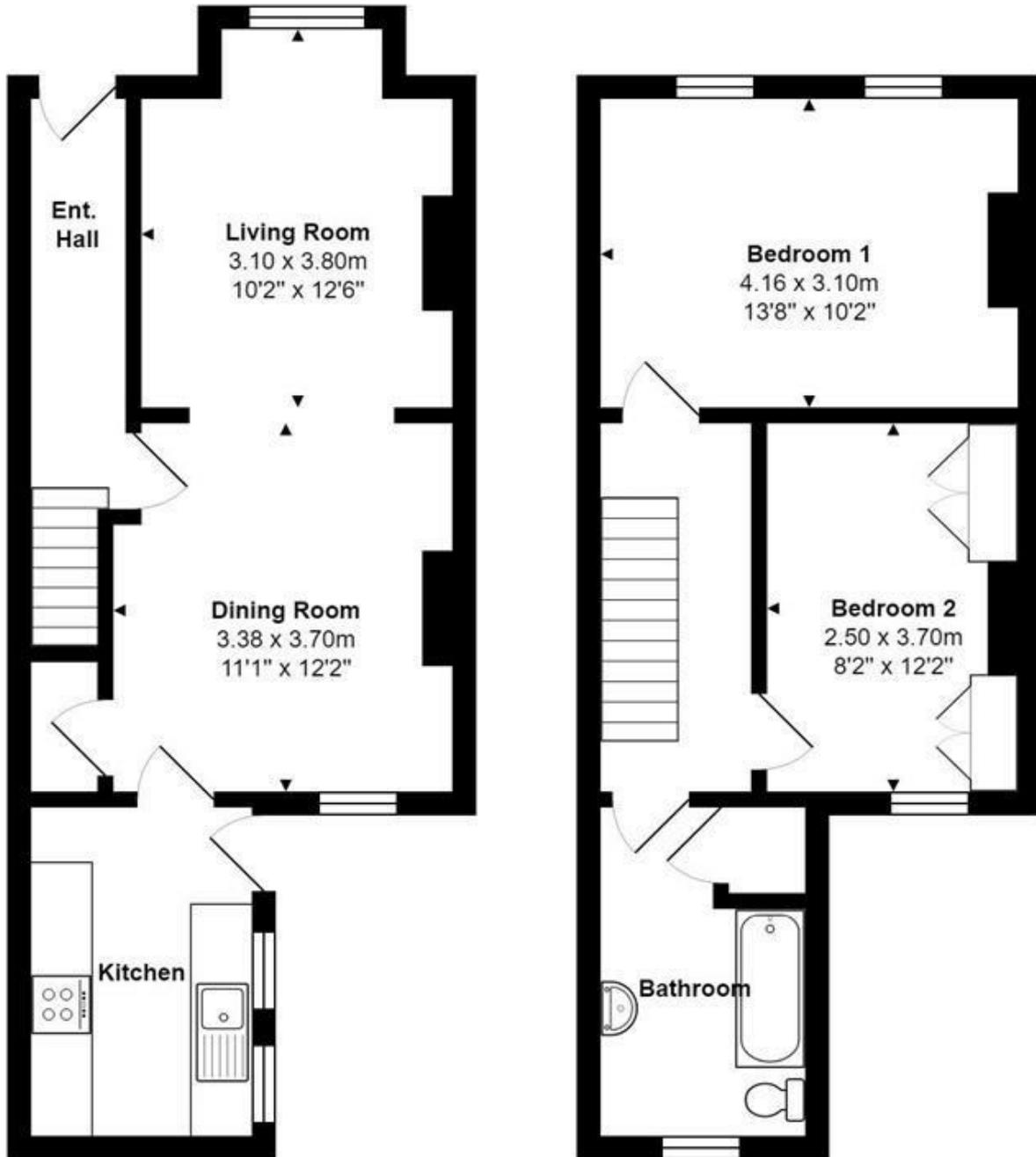


## Directions

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



# Floor Plan



## South View Terrace, Stamford

Total Area: 74.0 m<sup>2</sup> / 796 ft<sup>2</sup>

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	