



Rock Road Stamford, PE9 2PU

Extremely well presented character Cottage, centrally located but in a discrete position just moments from Waitrose and within easy walking distance of Stamford's Town centre, with its many amenities and the local railway station. Finished to a high standard throughout with a modern kitchen/diner and a brand new shower room complementing the generous space on offer elsewhere. To the rear is a fully enclosed garden with a Southerly aspect.

£1,000 PCM

Rock Road

Stamford, PE9 2PU



- Character End Terrace Cottage
- Town Centre Location - Extremely Close to Waitrose
- Two Double Bedrooms
- 3D Tour Available - View from home
- Living Room & Kitchen/Diner
- Brand New Shower Room
- Enclosed South Facing Rear Garden
- Available January 2026
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

Entrance

Living Room

12'4" x 11'6" (3.76m x 3.51m)

Kitchen/Dining Room

10'10" x 11'4" (3.30m x 3.45m)

Rear Hall

Shower Room

6'0" 4'11" (1.83m 1.50m)

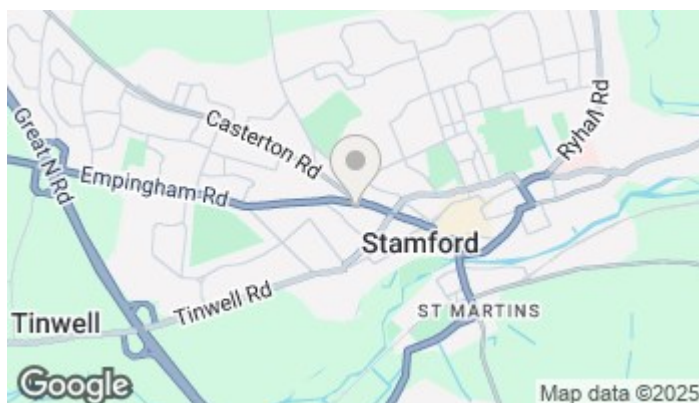
Bedroom 1

10'6" x 11'7" (3.20m x 3.53m)

Bedroom 2

10'11" x 11'12" (3.33m x 3.35m)

Enclosed Rear Garden



Directions

Please use the following postcode for Sat Nav guidance - PE9 2PU



Floor Plan



GROSS INTERNAL AREA
FLOOR 1 326 sq.ft. FLOOR 2 272 sq.ft.
TOTAL : 598 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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