



Argyll Way Stamford, PE9 2XQ

EXTENDED, FULLY REFURBISHED & FINISHED TO AN EXCEPTIONAL STANDARD - this three-bedroom semi-detached home features a stunning open-plan kitchen/dining/family room and is ideally located close to Stamford town centre and local schooling.

£1,695 PCM

Argyll Way

Stamford, PE9 2XQ



- Exceptionally Presented 3 Bed Semi-Detached House
- Convenient for the A1, the Town Centre & Malcolm Sargent Primary School/St Gilberts
- Please Note - Further Landscaping to the rear garden to be undertaken by landlord as soon as weather permits
- Situated in this Popular Residential Location
- Living Room
- Driveway Parking for 2 Vehicles
- Stunning Open Plan Kitchen/Dining/Family Room
- Small Utility Area & Separate WC
- Please refer to attached Material Information (Key Facts for Tenants) below for material disclosures

Entrance Hallway

12'5" x 6'0" (3.78m x 1.83m)

Cloakroom

4'3" x 2'7" (1.30m x 0.79m)

Living Room

16'10" x 10'10" (5.13m x 3.30m)

Kitchen

11'10" x 17'2" (3.61m x 5.23m)

Dining/Family Room

8'7" x 20'3" (2.62m x 6.17m)

Utility

10'10" x 3'7" (3.30m x 1.09m)

Landing

8'1" x 7'0" (2.46m x 2.13m)

Bedroom 1

14'0" x 9'10" (4.27m x 3.00m)

Bedroom 2

12'4" x 10'9" (3.76m x 3.28m)

Bedroom 3

7'9" x 7'0" (2.36m x 2.13m)

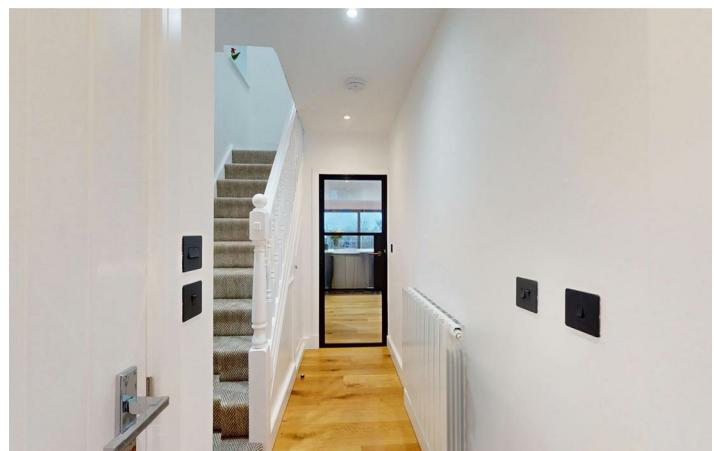
Family Bathroom

7'4" x 6'1" (2.24m x 1.85m)

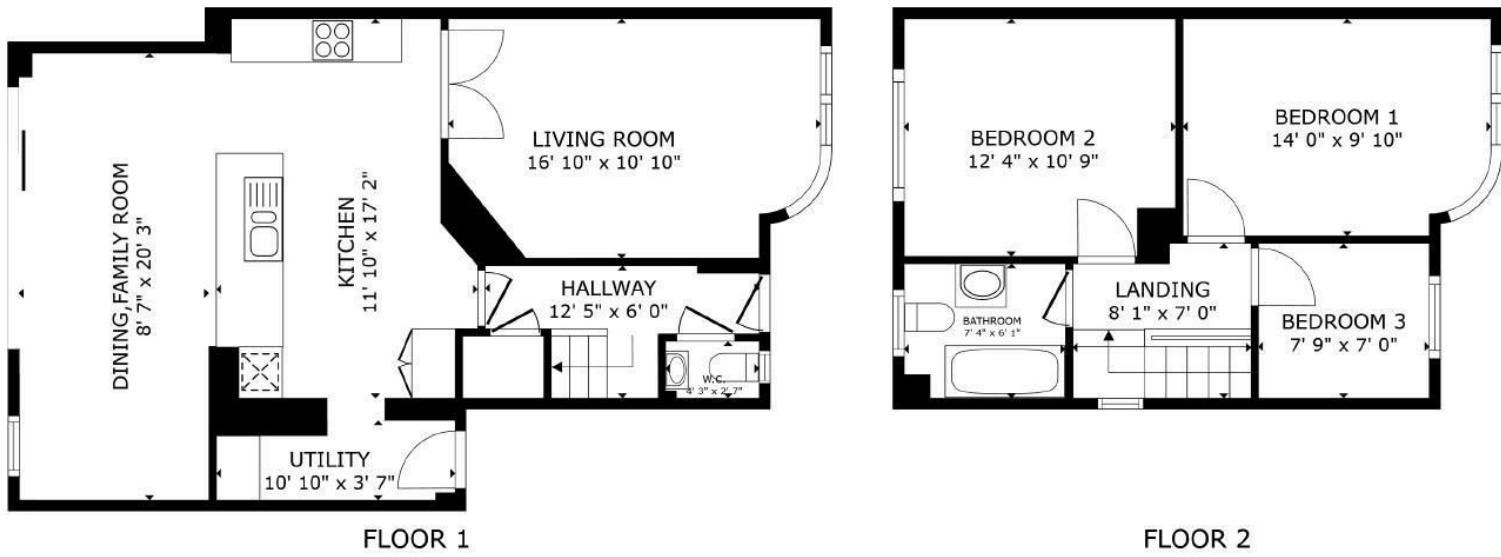


Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 674 sq.ft. FLOOR 2 433 sq.ft.
 TOTAL : 1,107 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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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) A		83
(81-91) B		69
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	