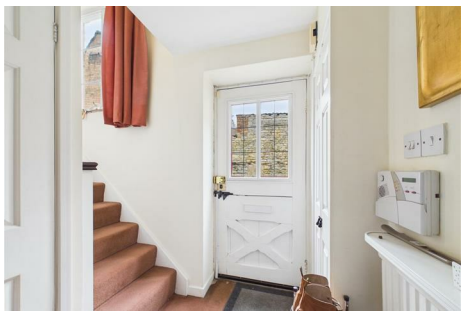
goodwin
www.goodwinproperty.co.uk









Austin Street

Stamford, PE9 2QR

A charming stone-built cottage with character features, communal gardens and parking, ideally positioned close to Stamford town centre.

Situated within an attractive and tucked-away courtyard just off Austin Street, this characterful stone-built cottage offers well-proportioned accommodation extending to approximately 717 sq ft, arranged over two floors. The accommodation retains a number of attractive features, including exposed stonework, ceiling beams and a character stone fireplace, whilst offering scope for some updating and improvement.

£370,000

Austin Street

Stamford, PE9 2QR

2 1 1 E

- Attractive stone-built cottage within a tucked-away courtyard setting
- Character features including exposed stonework and ceiling beams
- Communal gardens and parking
- Convenient & Quiet location just off Austin Street
- Two well-proportioned double bedrooms
- Excellent central location within easy walking distance of town centre
- Spacious open-plan sitting and dining room
- Ground floor WC and first floor bathroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

Cloakroom

Living/Dining Room
11'7" x 20'11" (3.53m x 6.38m)

Kitchen
5'10" x 9'1" (1.78m x 2.77m)

Rear Lobby/Conservatory
4'5" x 6'7" (1.35m x 2.01m)

Landing
2'8" x 5'11" (0.81m x 1.80m)

Bedroom 1
11'6" x 11'4" (3.51m x 3.45m)

Bedroom 2
11'8" x 9'5" (3.56m x 2.87m)

Bathroom
5'6" x 8'1" (1.68m x 2.46m)

Allocated Parking



Directions

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









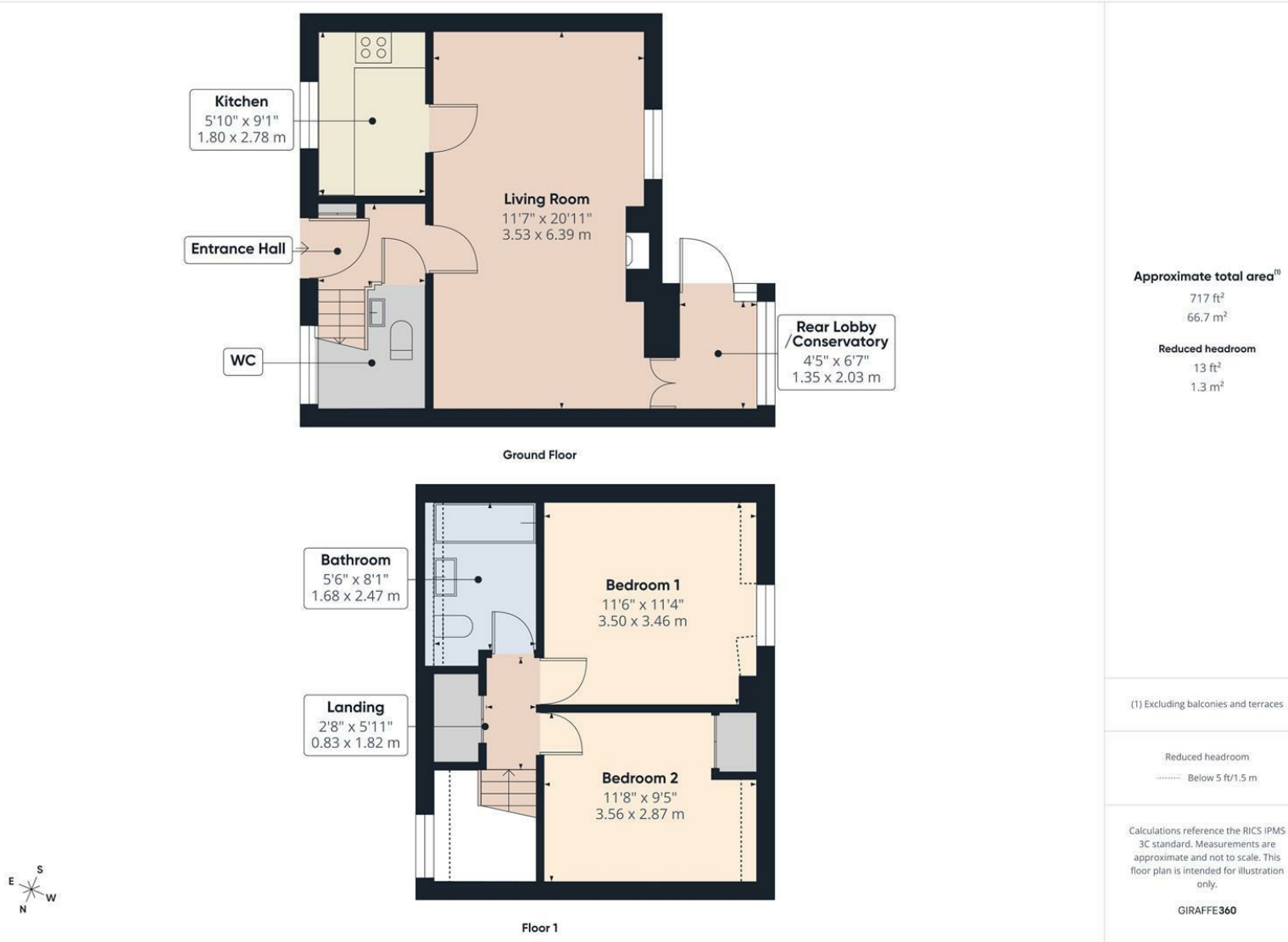








Floor Plan



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.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

