



Blackfriars Street

Stamford, PE9 2BW

This charming period property, located minutes from the High Street in the historic centre of Stamford Town, features 4 reception rooms, 3 double bedrooms, and 3 bathrooms. It has been tastefully extended and updated over the years, showcasing a blend of period charm and modern finishes. The property also boasts a delightful internal courtyard garden, as well as a further courtyard that double for off road parking for 1 vehicle. Its spacious interior is truly deceptive and must be seen in person to fully appreciate all the property has to offer.

£2,500 PCM

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- Deceptively Spacious Period Terraced Home
- 4 Reception Rooms
- Cellar
- Please see Keys Facts for Tenants for Material Information Disclosures
- Beautifully Presented Throughout
- Kitchen, Utility & Ground Floor Shower Room
- Off Road Parking for 1 Vehicle & 2 Courtyard Gardens
- Minutes From Stamford's High Street
- 3 Double Bedrooms, Bathroom & Shower Room to First Floor
- Available Now

Porch

4'4" x 5'6" (1.32m x 1.68m)

Entrance Hallway

Lounge

11'8" x 13'7" (3.56m x 4.14m)

Office

7'0" x 10'4" (2.13m x 3.15m)

Shower Room

7'2" x 5'0" (2.18m x 1.52m)

Utility

7'2" x 5'2" (2.18m x 1.57m)

Kitchen

36'1" x 26'2" x 29'6" x 32'9" (11'8" x 9'10")

Dining Room

12'1" x 9'0" (3.68m x 2.74m)

Living Room

10'0" x 12'6" (3.05m x 3.81m)

Internal Courtyard

Cellar

12'9" x 14'2" (3.89m x 4.32m)

Landing

Bedroom

11'2" x 13'6" (3.40m x 4.11m)

Bedroom

11'5" x 13'9" (3.48m x 4.19m)

Bedroom

11'6" x 10'7" (3.51m x 3.23m)

Bathroom

7'10" x 6'4" (2.39m x 1.93m)

Shower Room

7'7" x 4'0" (2.31m x 1.22m)

Rear Courtyard with Off Road Parking



Directions

Please use post code PE9 2BW for Sat-Nav assistance



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 192 sq ft, FLOOR 2: 944 sq ft, FLOOR 3: 681 sq ft
 EXCLUDED AREAS: PATIO: 151 sq ft
 TOTAL: 1817 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			
(81-91) B			
(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	