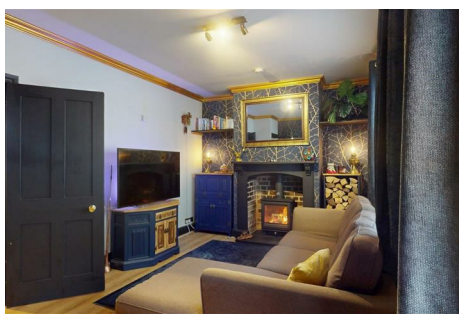
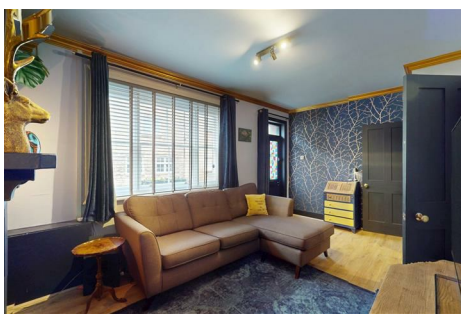




Water Street

Stamford, PE9 2NJ

A beautifully presented two-bedroom town house in the heart of Stamford, offering stylish interiors, a private sheltered courtyard and off-street parking. Featuring a characterful living room with log burner, modern kitchen/breakfast room and two first-floor bedrooms with a contemporary bathroom - all just moments from the town centre.

£1,295 PCM

Water Street

Stamford, PE9 2NJ



- Two-bedroom town house
- Private sheltered rear courtyard
- Useful pantry/store
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures
- Central Stamford location
- Living room with log burner
- Contemporary bathroom with freestanding bath
- Off-street parking
- Modern kitchen/breakfast room
- Well presented throughout

Living Room

16'10 x 10'5 (5.13m x 3.18m)

Kitchen/Breakfast

12'6 x 8'8 (3.81m x 2.64m)

First Floor Landing

Bedroom 1

11'2 x 8'8 (3.40m x 2.64m)

Bedroom 2

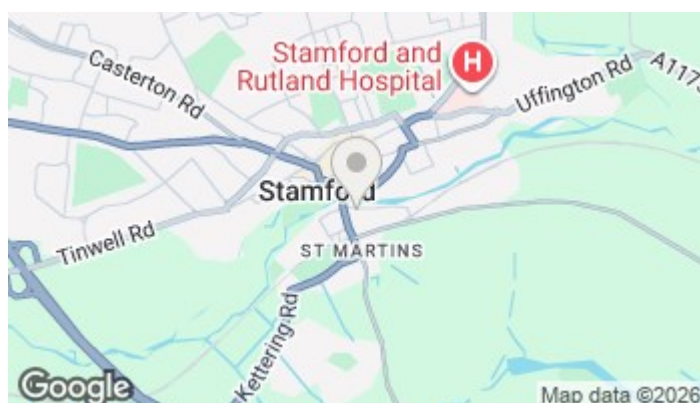
10'5 x 8'11 (3.18m x 2.72m)

Bathroom

6'9 x 6'2 (2.06m x 1.88m)

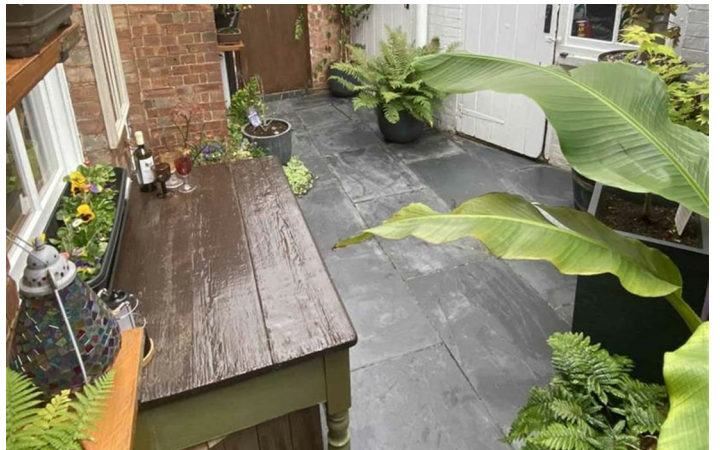
Enclosed Rear Courtyard

Off Street Parking - with electric car charger

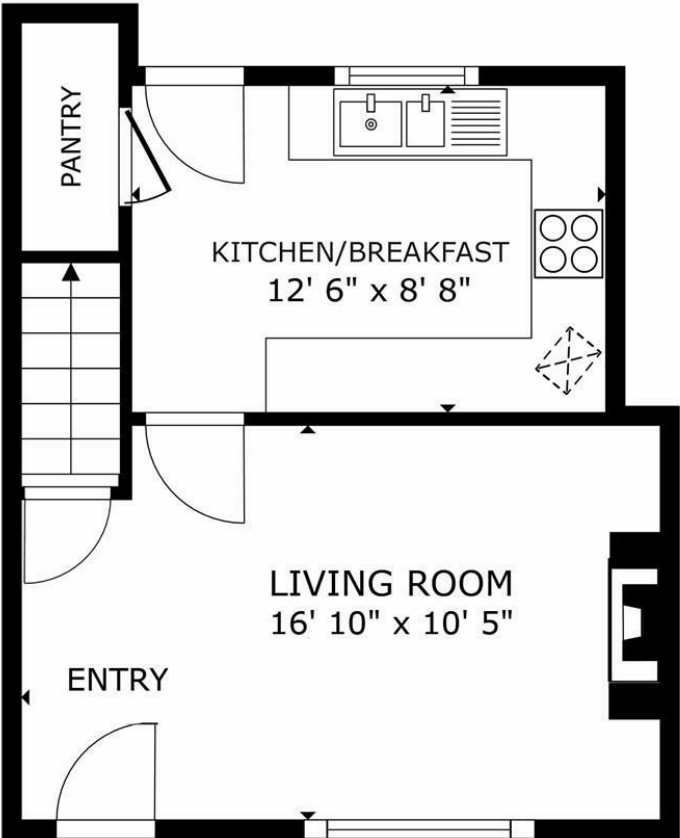


Directions

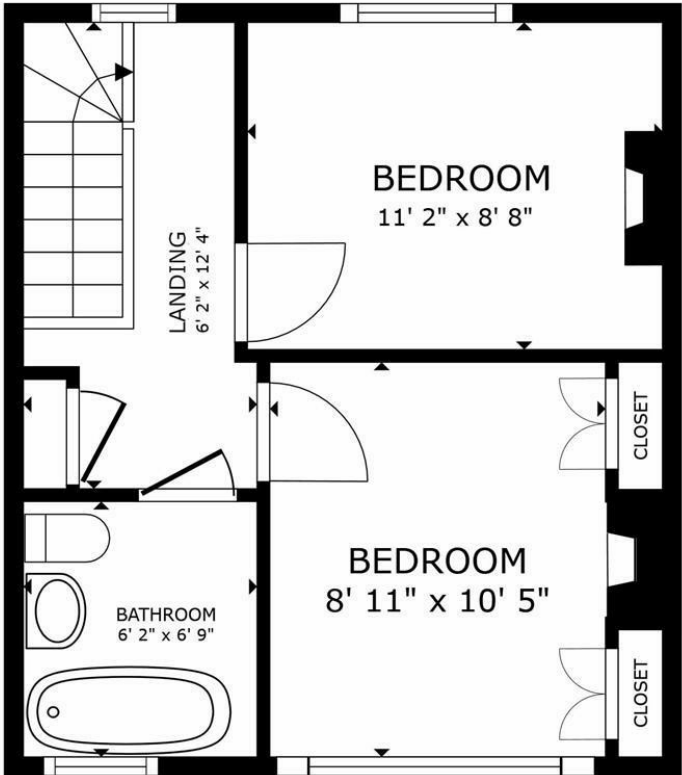
Please use the following postcode for Sat Nav guidance - PE9 2NJ



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 319 sq.ft. FLOOR 2 328 sq.ft.
TOTAL : 647 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.

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

