goodwin

www.goodwinproperty.co.uk









St. Leonards Street

Stamford, PE9 2HW

A well-presented two-bedroom property situated in a convenient location on St. Leonards Street, within easy reach of Stamford town centre and its range of shops, cafés, restaurants and local amenities.

Offers In Excess Of £250,000

St. Leonards Street

Stamford, PE9 2HW

2 1 1 D

- Two-bedroom property in a convenient Stamford location
- Well presented throughout
- Modern fitted kitchen
- New windows and doors fitted 2023
- New Boiler fitted 2022
- First-floor bathroom
- Separate garden store providing additional storage
- Within easy reach of Stamford town centre and local amenities
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall
3'1" x 3'5" (0.94m x 1.04m)

Open Plan Kitchen/Living/Dining Room
18'3" x 16'5" max (5.56m x 5.00m max)

Landing
2'9" x 3'9" (0.84m x 1.14m)

Bedroom 1
6'10" x 14'3" to wardrobes (2.08m x 4.34m to wardrobes)

Bedroom 2
10'9" x 8'6" (3.28m x 2.59m)

Bathroom
7'7" x 7'6" (2.31m x 2.29m)

Rear Courtyard Garden

Garden Store
6'9" x 5'2" (2.06m x 1.57m)



Directions

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







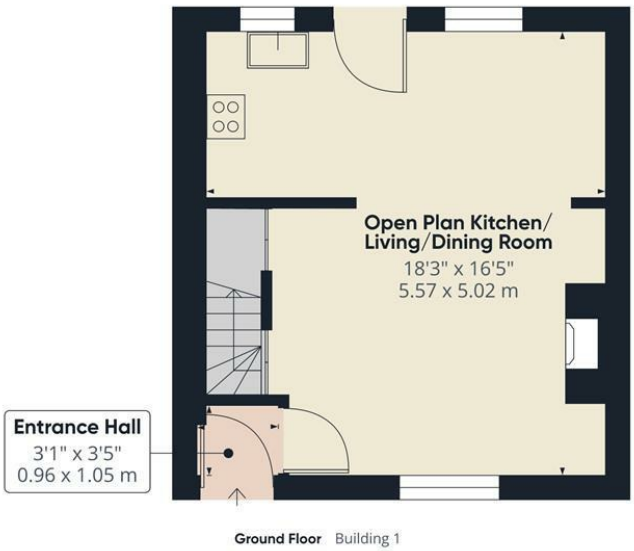








Floor Plan



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area[1]

560 ft²

52 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

