



Conduit Road Stamford, PE9 1QQ

An attractive and deceptively spacious three-storey stone townhouse in a prime Stamford location, offering over 1,000 sq ft of characterful accommodation, off-road parking for 2/3 vehicles and flexible living space, all within easy reach of the town centre.

Offers Over £350,000

Conduit Road

Stamford, PE9 1QQ



3



2



2



- Attractive Stone-Built Townhouse
- Arranged Over Three Floors
- Kitchen Breakfast Room
- Prime Position within Walking Distance of Stamford Town Centre
- Approx. 1,097 sq ft of Accommodation
- Two Bedrooms and First-Floor Shower Room
- Off Road Parking for 2/3 Vehicles
- Flexible Lower Ground Floor Reception/Occasional Bedroom
- Please Refer to Attached KFB For Material Information Disclosures

Reception Room

11'4" x 13'6" (3.45m x 4.11m)

Kitchen Breakfast Room

11'10" x 13'6" (3.61m x 4.11m)

Conservatory

9'3" x 12'10" (2.82m x 3.91m)

Lower Ground Floor

Utility

12'2" x 6'2" (3.71m x 1.88m)

Bathroom

11'10" x 6'1" (3.61m x 1.85m)

WC

5'0" x 2'6" (1.52m x 0.76m)

Lounge/Occasional Bedroom

10'6" x 12'2" (3.20m x 3.71m)

First Floor

Landing

11'10" x 6'8" (3.61m x 2.03m)

Bedroom 1

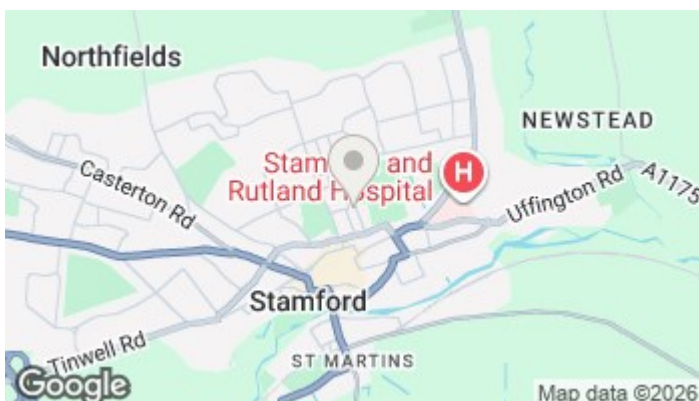
11'7" x 13'7" (3.53m x 4.14m)

Bedroom 2

11'10" x 6'7" (3.61m x 2.01m)

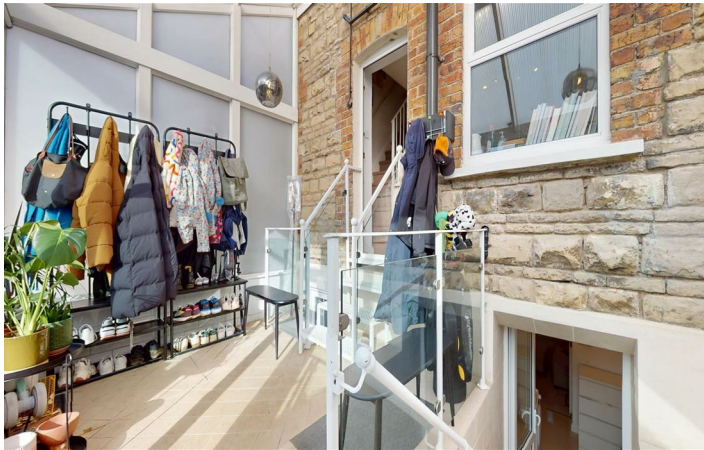
Shower Room

8'3" x 4'3" (2.51m x 1.30m)

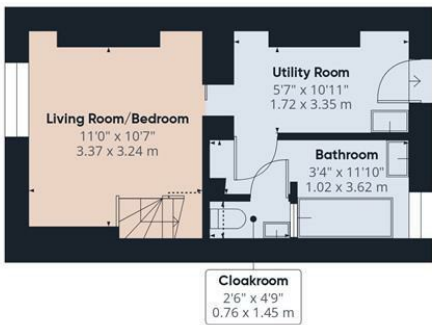


Directions

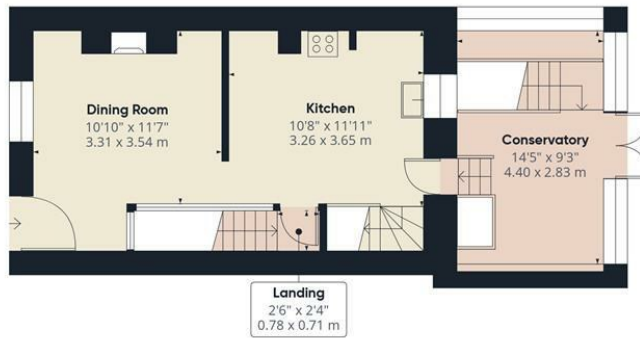
Please use the following postcode for Sat Nav guidance - PE9 1QQ



Floor Plan



Floor -1



Ground Floor



Floor 1



Approximate total area⁽¹⁾

982 ft²
91.3 m²

Reduced headroom

7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

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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			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	