



Vine Street

Stamford, PE9 1QE

BRAND NEW KITCHEN & BATHROOM – An exceptionally well-presented 2-bedroom, 2-reception period home just moments from the town centre and its many amenities. Recently refurbished throughout with a new kitchen, bathroom, full redecoration, and new flooring. Early viewing highly recommended.

Asking Price £270,000

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- Period 2 Bed Property Close to Town Centre
- Full Enclosed Rear Courtyard
- New Kitchen with Oak Worktops and integrated appliances
- Brand New Fitted Kitchen, Bathroom, Flooring and Decoration
- 2 Double Bedrooms
- EPC Rating D
- 2 Separate Reception Room
- Generous Bathroom with Shower Over Bath
- Please refer to Key Facts for Buyers (KFB) below for material information disclosures

Entrance Hall

Living Room

12'9 x 10'2 (3.89m x 3.10m)

Dining Room

14'8 x 12'9 (4.47m x 3.89m)

Kitchen

18'3 x 8' (5.56m x 2.44m)

First Floor Landing

Bedroom 1

13'3 x 11' (4.04m x 3.35m)

Bedroom 2

11'6 x 9.1 (3.51m x 2.74m.0.30m)

Bathroom

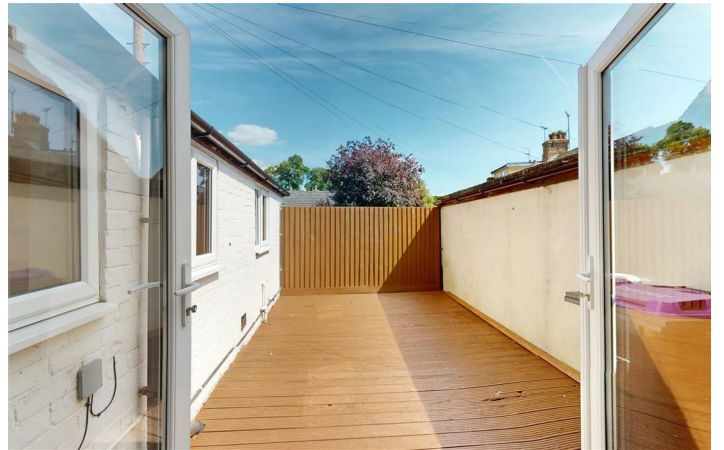
10'2 x 6' (3.10m x 1.83m)

Enclosed Rear Courtyard



Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 547 sq ft, FLOOR 2: 393 sq ft
 EXCLUDED AREAS: PATIO: 198 sq ft
 TOTAL: 940 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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 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.

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		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	