



Roman Bank Stamford, PE9 2ST

Located on one of Stamford's most sought after roads, just a few minutes walk from the Town centre and within easy reach of the many popular local schools, this well presented 3 bedroom, 3 reception room property offers spacious accommodation, single garage, off street parking and a good sized fully enclosed rear garden.

£1,750 PCM

Roman Bank

Stamford, PE9 2ST



- 3 Bedroom Detached House in Generous Plot
- Modern Bathroom with Shower Over bath
- Master Bedroom with Integrated Stylish Wardrobe Unit & Matching Divan Bed Base
- 3 Receptions including Large Garden Room
- Large Fully Enclosed Rear Garden backing onto Allotments
- Extremely Popular Road Close to Town
- Modern Fitted Kitchen
- Single Garage & Off Street Parking for 2-3 Cars
- Please refer to attached Key Facts for Buyers for Material Information disclosures

Entrance Hall

6'6" x 12'9" (1.99 x 3.89)

Kitchen/Breakfast

16'0" x 10'4" max (4.88 x 3.17 max) 8'2" x 8'0" (2.5 x 2.44)

Living Room

12'0" x 11'9" (3.66 x 3.59)

First Floor Landing

3'8" x 9'8" (1.12 x 2.95)

Bedroom 3

7'0" x 5'4" (2.15 x 1.65)

Dining Room

11'5" x 12'1" (3.49 x 3.7)

Bedroom 1

9'3" x 12'0" excluding wardrobes
(2.84 x 3.66 excluding wardrobes)

Bathroom

Garden Room

19'2" x 11'3" (5.863 x 3.43)

Bedroom 2

10'4" x 11'9" (3.17 x 3.59)

Single Garage

Off Street Parking for 2-3 Cars

Fully Enclosed Large Rear Garden

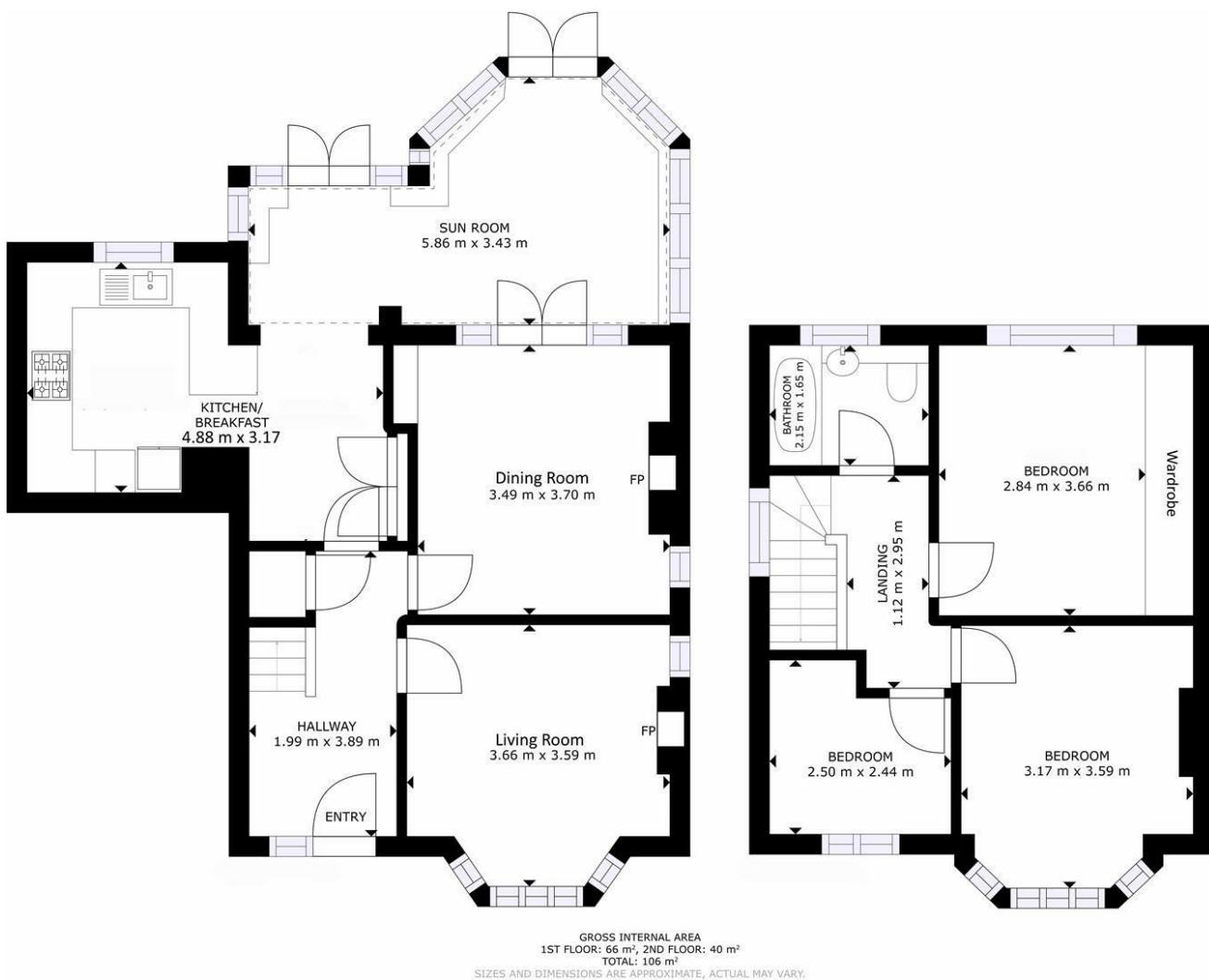


Directions

Please use postcode PE9 2ST for Sat-Nav assistance



Floor Plan



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.

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