



Austin Street STAMFORD, PE9 2QR

2 bedroom period cottage with a small sunny courtyard and a single garage is situated right in the heart of the historic conservation area of Stamford, just a short stroll from the Town centre, with its many local shops, bars and restaurants, the local bus and train stations and the popular Meadows area. The delightful split level property is built with traditional Stamford limestone and Collyweston slate roof tiles and mixes contemporary living with characterful features such as exposed beams and feature fireplace. **EARLY VIEWING RECOMMENDED**

£1,295

Austin Street

STAMFORD, PE9 2QR



- 2 Bedroom Period Cottage
- Single Garage
- Large Living Room with Exposed Beams
- Central Location
- Dual aspect Kitchen/Diner
- Bathroom with Shower Over Bath
- Sunny Courtyard
- 2 Double Bedrooms
- Please see Key Facts for Tenants for Material Information Disclosures

Entry

Kitchen/Diner

12'10 x 10'3 (3.91m x 3.12m)

Bedroom

10'10 x 8'4 (3.30m x 2.54m)

Bathroom

8'4 x 5'9 (2.54m x 1.75m)

Living Room

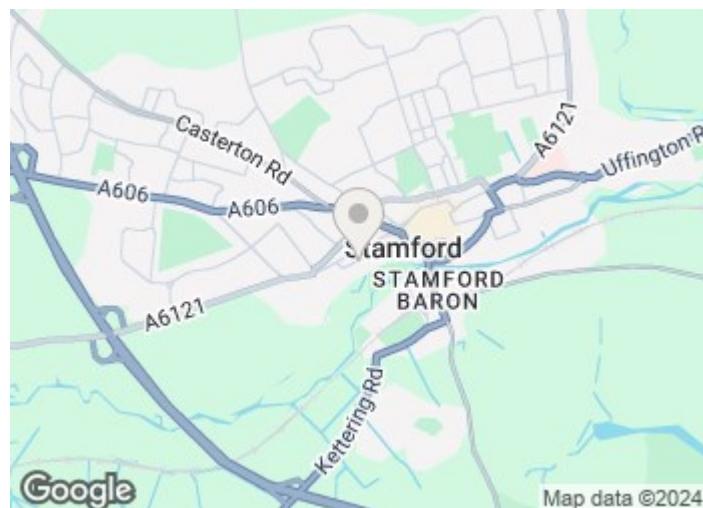
20'8 x 16'1 max (6.30m x 4.90m max)

Bedroom 2

18'4 x 9'1 max (5.59m x 2.77m max)

Enclosed Courtyard

Single Garage

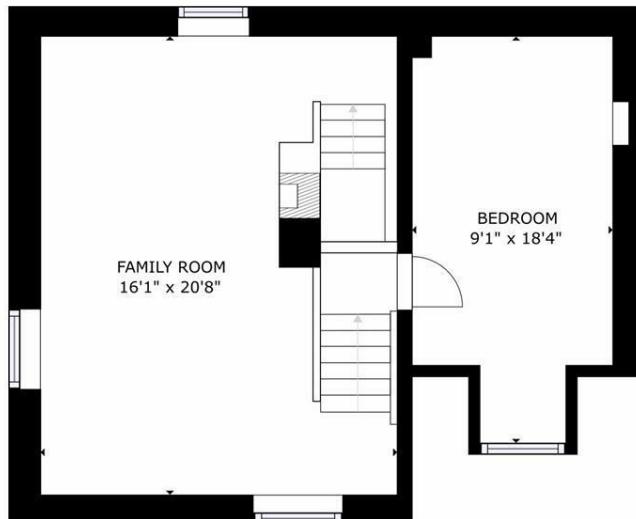
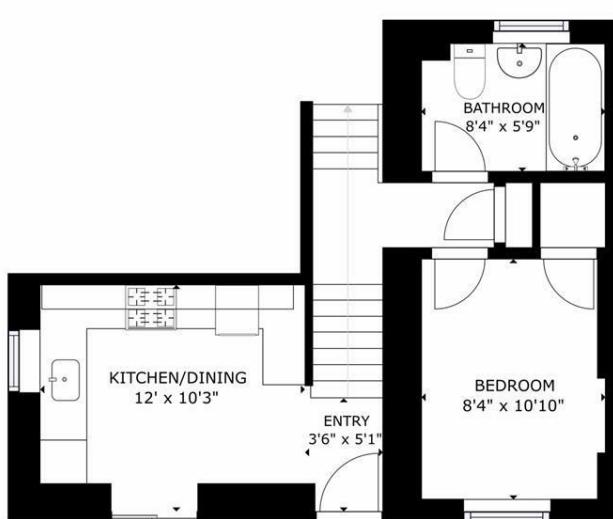


Directions

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



Floor Plan



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 378 sq ft, FLOOR 2: 500 sq ft
TOTAL: 878 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	