



## Gainsborough Road Stamford, PE9 1DH

This established three-bedroom semi-detached house is set in a quiet cul-de-sac to the north side of town. The property is well presented throughout and is set in a mature plot with established gardens, and ample off road parking.

Asking Price £230,000

# Gainsborough Road

Stamford, PE9 1DH



- Three Bedroom Semi Detached House
- Kitchen
- Low Maintenance Rear Garden
- Well Presented Throughout
- Ground Floor Refitted Shower Room
- Driveway Parking for 2/3 Vehicles
- Lounge & Conservatory
- 3 Bedrooms (2 Doubles & 1 Single)
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

**Entrance Hall**  
6'4" x 5'10" (1.93m x 1.78m)

**Shower Room**  
5'7" x 5'10" (1.70m x 1.78m)

**Kitchen**  
12'3" x 8'3" (3.73m x 2.51m)

**Lounge**  
12'0" x 14'5" (3.66m x 4.39m)

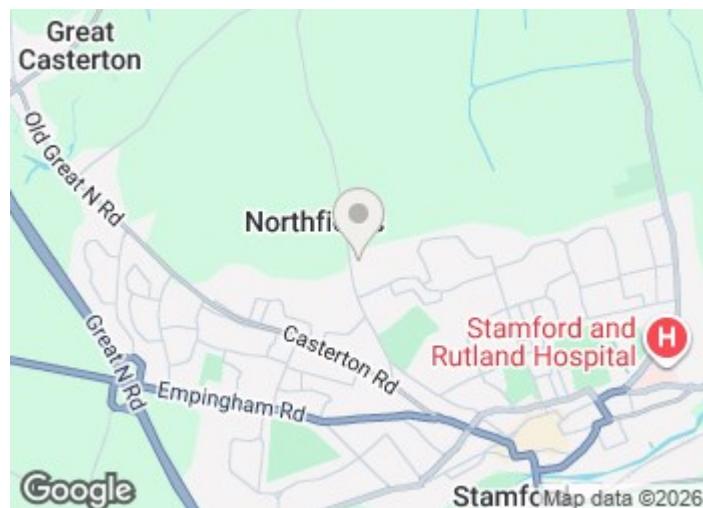
**Conservatory**  
11'11" x 11'8" (3.63m x 3.56m)

**Landing**  
5'10" x 8'0" (1.78m x 2.44m)

**Bedroom 1**  
8'11" x 14'7" (2.72m x 4.45m)

**Bedroom 2**  
12'0" x 9'1" (3.66m x 2.77m)

**Bedroom 3**  
9'0" x 6'10" (2.74m x 2.08m)

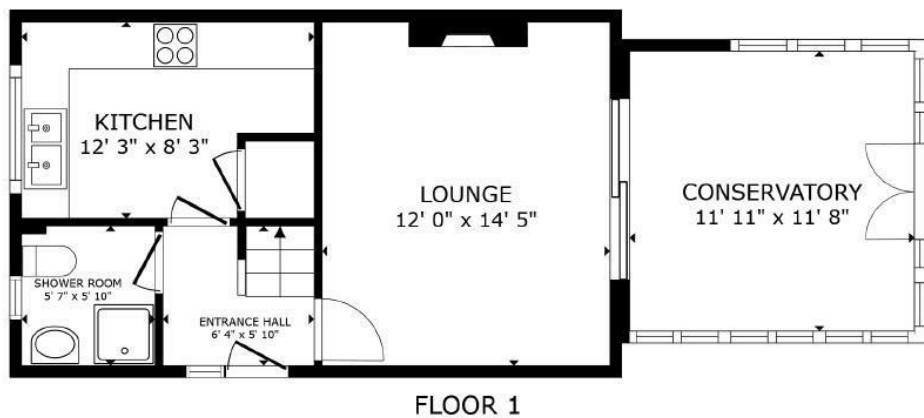


## Directions

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



## Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1 502 sq.ft. FLOOR 2 355 sq.ft.  
 TOTAL : 858 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 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	