



St. Marys Street Stamford, PE9 2DS

A traditional first floor two bedroom flat, tucked down a cobbled path in the heart of Stamford's town centre offering easy access to the many local shops, amenities, bars and restaurants.

£880 PCM

St. Marys Street

Stamford, PE9 2DS



- Town Centre 2 Bedroom Flat
- Water Rates Included In Rent
- Close to Town Centre and Train Station
- Open Plan Kitchen/Living Area
- 2 Generous Double Bedrooms
- Character Features & High Ceilings
- Available End of January 2025
- EPC Rating E

Entrance Hall

Living Room

19'8" x 10'2" (6.0 x 3.12)

Kitchen

14'7" x 4'9" (4.45 x 1.47)

Bedroom 1

15'3" x 13'8" (4.65 x 4.17)

Bedroom 2

13'5" x 16'2" (4.1 x 4.95)

Bathroom



Directions

Please use postcode PE9 2DS for Sat Nav assistance



Floor Plan

FIRST FLOOR FLAT 76.65 sq. m.
(825.04 sq. ft.)



TOTAL FLOOR AREA: 76.65 sq. m. (825.04 sq. ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should satisfy themselves by inspection or otherwise as to their accuracy. All items, systems and appliances shown here are not guaranteed and no guarantee is given as to their operability or efficiency. Call for plan.

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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			
(81-91) B			
(69-80) C			70
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	