



Trinity Road

Stamford, PE9 1BP

Situated within an established residential area, this well-presented three-bedroom mid-terrace home offers comfortable and practical accommodation, making it an excellent choice for first-time buyers, growing families or investors alike.

£230,000

Trinity Road

Stamford, PE9 1BP



- Well-presented three-bedroom mid-terrace home
- Three well-proportioned bedrooms
- Gas central heating and double glazing
- Two reception rooms
- Family bathroom
- Convenient access to Stamford town centre, local amenities and the A1
- Fitted kitchen
- Enclosed rear garden
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance hall

6'1" x 14'3" (1.85m x 4.34m)

Cloakroom

2'5" x 4'3" (0.74m x 1.30m)

Lounge

11'6" x 14'2" (3.51m x 4.32m)

Dining Room

9'10" x 10'9" (3.00m x 3.28m)

Kitchen

7'9" x 10'10" (2.36m x 3.30m)

Landing

Bedroom 1

9'6" x 13'4" (2.90m x 4.06m)

Bedroom 2

10'4" x 9'5" (3.15m x 2.87m)

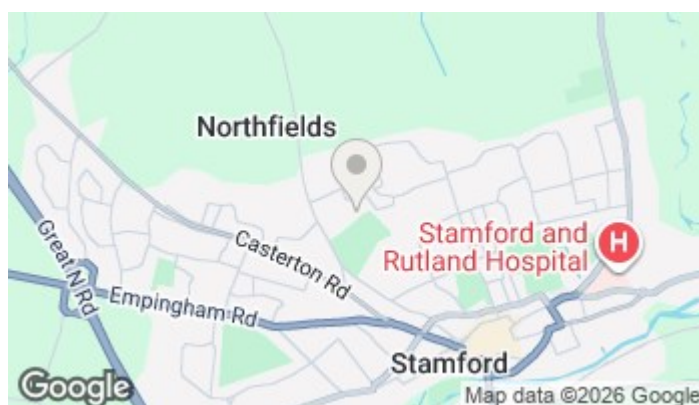
Bedroom 3

8'3" x 8'10" (2.51m x 2.69m)

Bathroom

7'6" x 5'6" (2.29m x 1.68m)

Front & Rear Garden

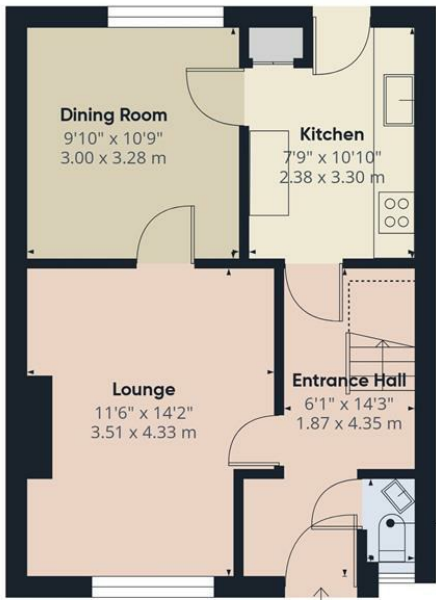


Directions

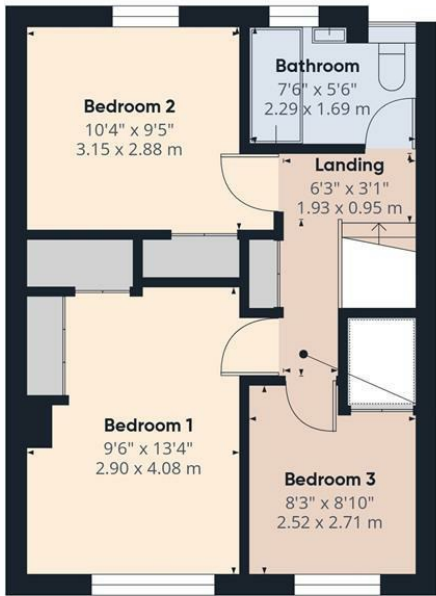
Please use the following postcode for Sat Nav guidance - PE9 1BP Trinity Road is situated within an established residential area on the northern side of Stamford. A range of local amenities, including convenience stores, schools and bus services, are within easy reach, while Stamford's vibrant town centre is approximately a 15-20 minute walk away. Renowned for its Georgian architecture, independent shops, cafés, restaurants and excellent transport links, Stamford continues to be one of the region's most desirable market towns, with the A1 providing



Floor Plan



Ground Floor



Floor 1

Approximate total area⁽¹⁾
849 ft²
78.8 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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