



Water Street Stamford, PE9 2NJ

A beautifully presented two-bedroom town house in the heart of Stamford, offering stylish interiors, a private sheltered courtyard and off-street parking. Featuring a characterful living room with log burner, modern kitchen/breakfast room and two first-floor bedrooms with a contemporary bathroom - all just moments from the town centre.

£1,295 PCM

Water Street

Stamford, PE9 2NJ



- Two-bedroom town house
- Private sheltered rear courtyard
- Useful pantry/store
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures
- Central Stamford location
- Living room with log burner
- Contemporary bathroom with freestanding bath
- Off-street parking
- Modern kitchen/breakfast room
- Well presented throughout

Living Room

16'10 x 10'5 (5.13m x 3.18m)

Kitchen/Breakfast

12'6 x 8'8 (3.81m x 2.64m)

First Floor Landing

Bedroom 1

11'2 x 8'8 (3.40m x 2.64m)

Bedroom 2

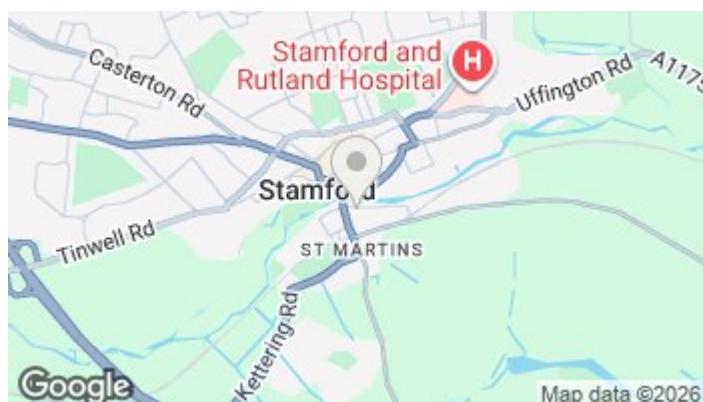
10'5 x 8'11 (3.18m x 2.72m)

Bathroom

6'9 x 6'2 (2.06m x 1.88m)

Enclosed Rear Courtyard

Off Street Parking - with electric car charger

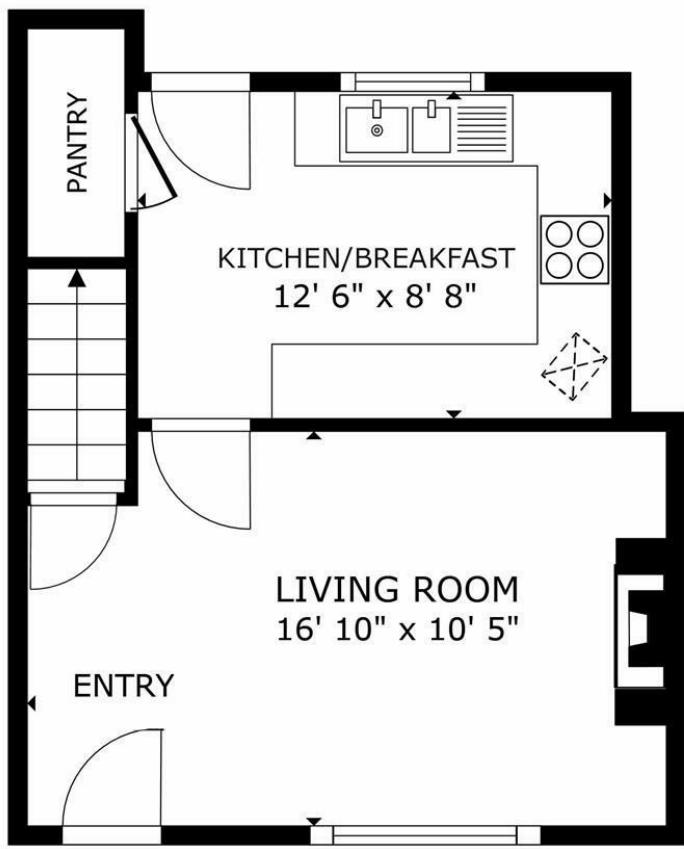


Directions

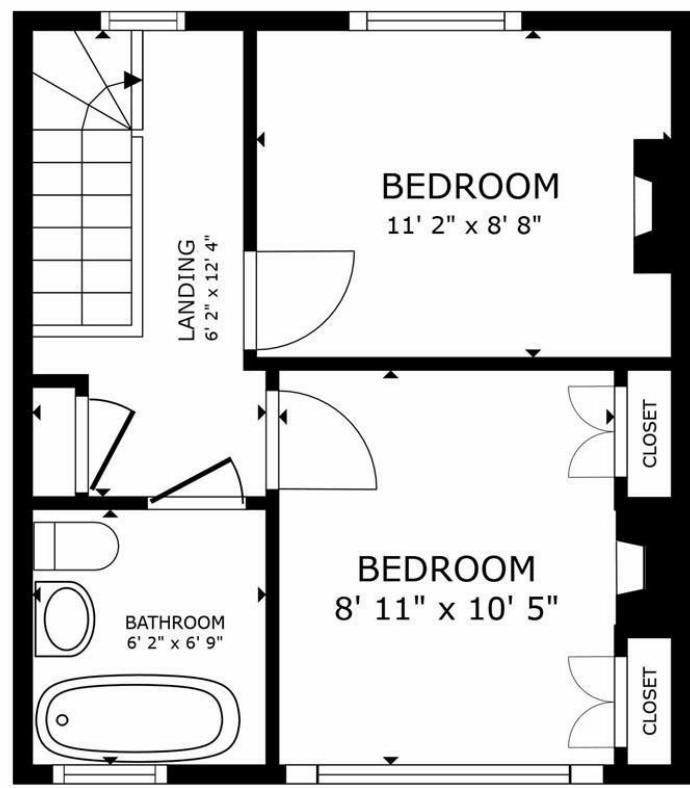
Please use the following postcode for Sat Nav guidance - PE9 2NJ



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 319 sq.ft. FLOOR 2 328 sq.ft.
 TOTAL : 647 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport

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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		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	