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Roman Bank

Stamford, PE9 2ST

A characterful two bedroom period home, tucked away in a private and pleasantly secluded position, yet conveniently located within easy reach of Stamford town centre. The property offers well-proportioned and versatile accommodation extending to approximately 1,012 sq ft, comprising two reception rooms, a kitchen diner, conservatory, two bedrooms and two bathrooms. Outside, the property enjoys generous established gardens, offering a good degree of privacy, together with a gravelled driveway providing off-road parking and a detached garage. The property also offers exciting potential for further improvement and possible extension, subject to the necessary permissions.

£495,000

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- Attractive semi detached period home
- Two double bedrooms
- Two reception rooms
- Kitchen diner
- Conservatory
- Ground floor shower room
- Established gardens with a good degree of privacy
- Driveway parking and detached garage
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Lobby/Snug/Study
10'1" x 6'9" (3.07m x 2.06m)

Sitting Room
11'0" x 11'7" (3.35m x 3.53m)

Hallway
3'10" x 3'6" (1.17m x 1.07m)

Conservatory
10'6" x 9'10" (3.20m x 3.00m)

Living/Dining Room
11'8" x 11'9" (3.56m x 3.58m)

Kitchen Diner
9'0" x 14'8" (2.74m x 4.47m)

Rear Hall
5'5" x 2'9" (1.65m x 0.84m)

Shower Room
9'2" x 4'9" (2.79m x 1.45m)

Landing
3'5" x 7'9" (1.04m x 2.36m)

Bedroom 1
11'9" x 10'2" (3.58m x 3.10m)

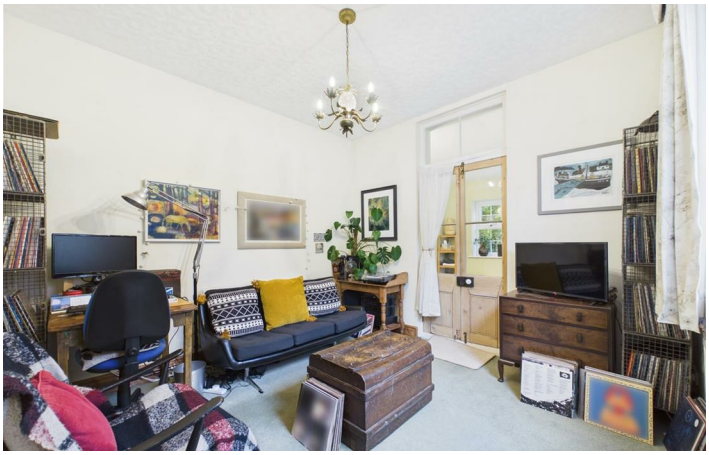
Bedroom 2
7'0" x 12'3" (2.13m x 3.73m)

Bathroom
4'3" x 8'11" (1.30m x 2.72m)



Directions

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









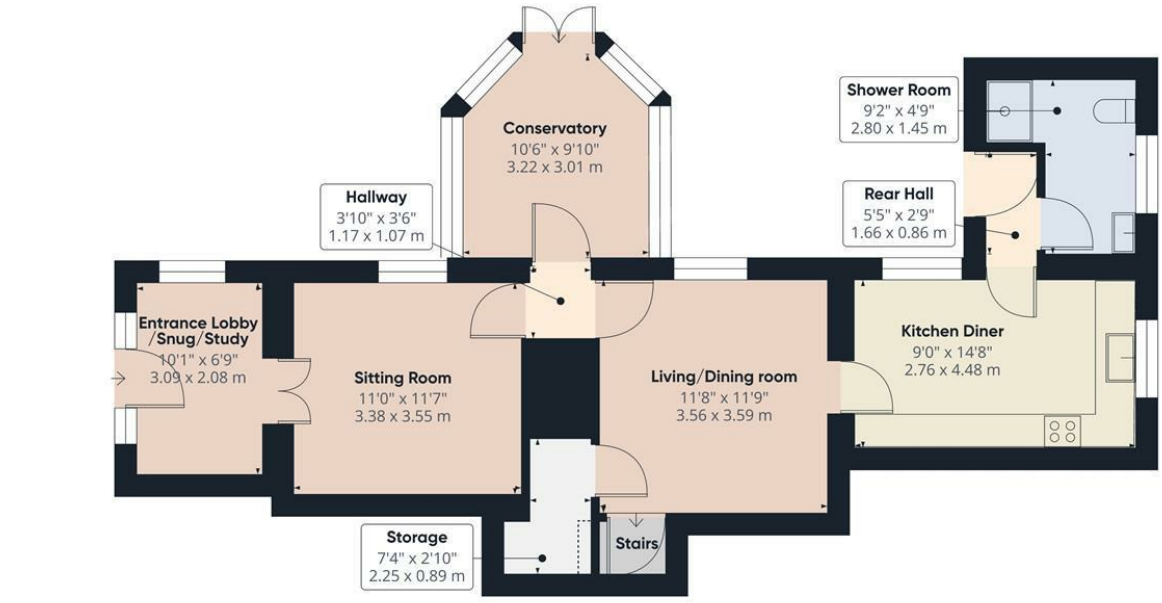








Floor Plan



Approximate total area(1)

1012 ft²

94 m²

Reduced headroom

2 ft²

0.1 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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