



Melbourne Road Stamford, PE9 1UD

Fully Modernised and Updated 3 bedroom family home just a few minutes walk from the centre of Stamford Town and its many local amenities. This attractive semi-detached property sits at the top of a sought after cul de sac close to the Town centre.

£1,295 PCM

Melbourne Road

Stamford, PE9 1UD



- 3-Bedroom Semi-Detached House
- 3 Bedrooms and a Family Bathroom
- Modern Kitchen/Diner
- Please refer to attached Key Facts for Tenants for Material Information Disclosures
- Large Garden and off Street Parking
- Generous Living Room with door opening onto patio area
- Downstairs Cloakroom
- Updated Throughout
- Cul de Sac Location
- EPC Rating D

Entrance

Kitchen/Dining Room

18'5" x 11'5" (5.61m x 3.48m)

Living Room

18'6" x 11'11" (5.64 x 3.63 (5.65 x 3.62))

First Floor Landing

Bedroom 1

12'0" x 11'11" (3.66 x 3.63 (3.67 x 3.62))

Bedroom 2

12'0" x 11'7" (3.66 x 3.53)

Bedroom 3

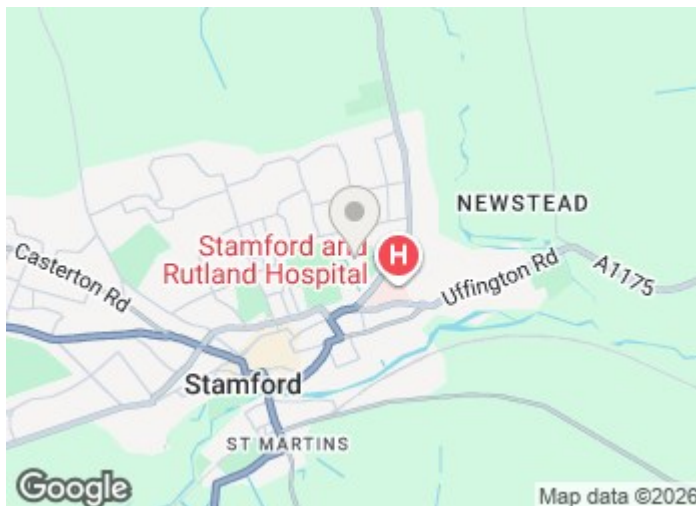
7'6" x 9'11" (2.29 x 3.02)

Family Bathroom

6'2" x 6'2" (1.88 x 1.88)

Off Street Parking

Fully Enclosed Rear Garden



Directions

Please use Postcode PE9 1UD for Sat-Nav assistance



Floor Plan



Ground Floor



Floor 1



Approximate total area
824 ft²
76.6 m²

Reduced headroom
7 ft²
0.6 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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