



Albert Road Stamford, PE9 2EA

Situated in a sought-after location just minutes from the Town Centre and the grounds of Burghley House is this Period Stone 4 Bedroom Victorian Townhouse. Behind its façade is a deceptively spacious Family Home that has been vastly improved over the years with the addition of a large Kitchen/Living/Dining Room extension to the rear which now provides exceptional ground floor space combining contemporary living with the character of the original house.

£525,000

Albert Road

Stamford, PE9 2EA



- Stone 4 Bedroom Victorian Townhouse
- 4 Double Bedrooms
- Refitted Shower Room & Family Bathroom
- Sought-After Location
- Living Room with Study Area
- West Facing Rear Garden
- Minutes From the Town Centre and Burghley House
- Stunning Kitchen/Living Dining Room
- EPC Rating - TBC

Entrance Hall

3'3" x 10'4" (0.99m x 3.15m)

Living Room

11'4" x 21'1" (3.45m x 6.43m)

Study Area

8'1" x 9'7" (2.46m x 2.92m)

Kitchen Dining Room

18'5" x 19'11" (5.61m x 6.07m)

First Floor Landing

Bedroom

13'1" x 10'4" (3.99m x 3.15m)

Bedroom

13'1" x 10'4" (3.99m x 3.15m)

Shower Room

Second Floor Landing

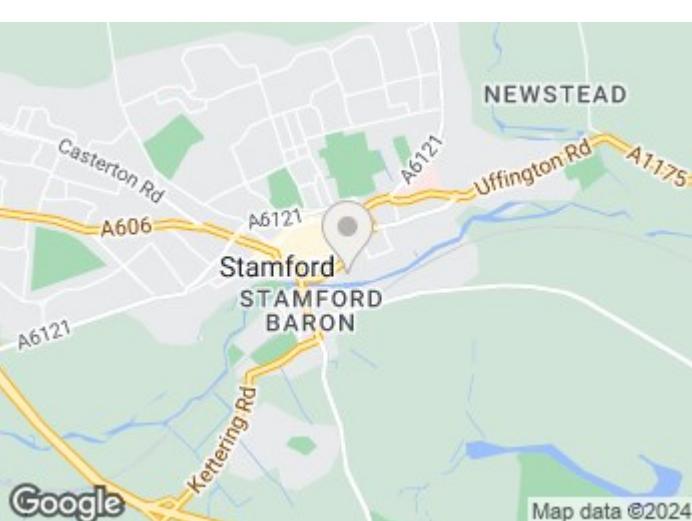
Bedroom

16'4" x 10'3" (4.98m x 3.12m)

Bedroom/Study

12'0" x 9'11" (3.66m x 3.02m)

Bathroom



Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 745 sq.ft, 69 m², FLOOR 2: 371 sq.ft, 34 m², FLOOR 3: 371 sq.ft, 34 m²
 TOTAL: 1487 sq.ft, 137 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	79	
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	