



## Conduit Road Stamford, PE9 1QQ

An attractive and deceptively spacious three-storey stone townhouse in a prime Stamford location, offering over 1,000 sq ft of characterful accommodation, off-road parking for 2/3 vehicles and flexible living space, all within easy reach of the town centre.

£375,000

# Conduit Road

Stamford, PE9 1QQ



- Attractive Stone-Built Townhouse
- Prime Position within Walking Distance of Stamford Town Centre
- Arranged Over Three Floors
- Approx. 1,097 sq ft of Accommodation
- Flexible Lower Ground Floor Reception/Occasional Bedroom
- Kitchen Breakfast Room
- Conservatory
- Two Bedrooms and First-Floor Shower Room
- Please Refer to Attached KFB For Material Information Disclosures

## Reception Room

11'4" x 13'6" (3.45m x 4.11m)

## Kitchen Breakfast Room

11'10" x 13'6" (3.61m x 4.11m)

## Conservatory

9'3" x 12'10" (2.82m x 3.91m)

## Lower Ground Floor

## Utility

12'2" x 6'2" (3.71m x 1.88m)

## Bathroom

11'10" x 6'1" (3.61m x 1.85m)

## WC

5'0" x 2'6" (1.52m x 0.76m)

## Lounge/Occasional Bedroom

10'6" x 12'2" (3.20m x 3.71m)

## First Floor

## Landing

11'10" x 6'8" (3.61m x 2.03m)

## Bedroom 1

11'7" x 13'7" (3.53m x 4.14m)

## Bedroom 2

11'10" x 6'7" (3.61m x 2.01m)

## Shower Room

8'3" x 4'3" (2.51m x 1.30m)

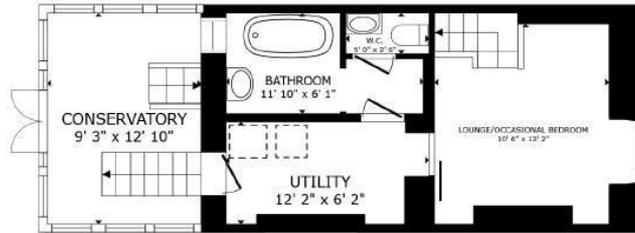


## Directions

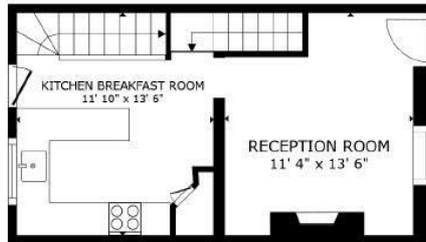
Please use the following postcode for Sat Nav guidance - PE9 1QQ



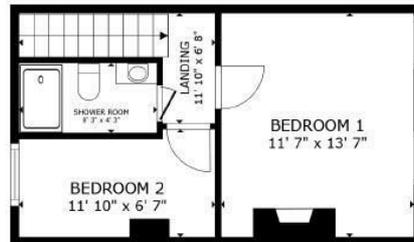
# Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 449 sq.ft. FLOOR 2 325 sq.ft. FLOOR 3 323 sq.ft.  
 TOTAL : 1,097 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>56</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	