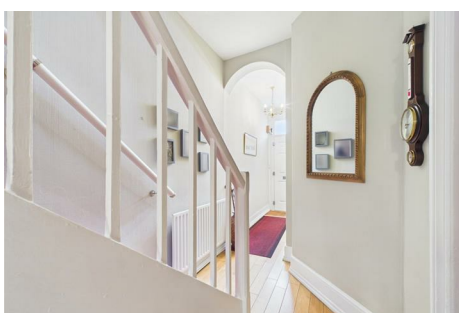




Adelaide Street

STAMFORD, PE9 2EN

A well-proportioned three-bedroom period property situated in a convenient location within easy walking distance of Stamford town centre. The property offers spacious and versatile accommodation arranged over two floors, with the added benefit of a larger than average garage and enclosed rear garden.

Offers Over £500,000

Adelaide Street

STAMFORD, PE9 2EN



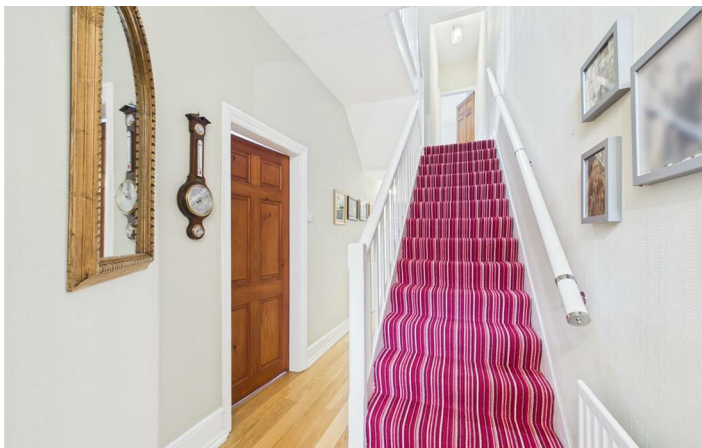
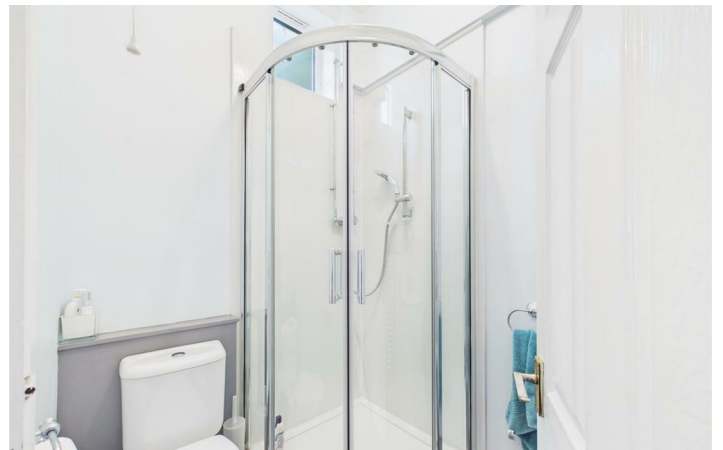
- Three double bedroom period property
 - Well appointed kitchen with separate utility room
 - Good-sized terraced rear garden
- Convenient location for Stamford town centre
 - Ground floor shower room
 - Larger than average garage
- Lounge and dining room
 - Second shower room to the first floor
 - Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall	Shower Room	Shower Room
Lounge	5'0" x 5'9" (1.52m x 1.75m)	5'11" x 6'11" (1.80m x 2.11m)
11'7" x 9'10" (3.53m x 3.00m)	Landing	Garden
Dining Room	Bedroom 1	Garage
9'10" x 11'10" (3.00m x 3.61m)	15'11" x 11'7" (4.85m x 3.53m)	15'11" x 18'1" (4.85m x 5.51m)
Kitchen	Bedroom 2	
8'11" x 15'11" (2.72m x 4.85m)	8'1" x 11'9" (2.46m x 3.58m)	
Utility	Bedroom 3	
4'3" x 5'9" (1.30m x 1.75m)	9'3" x 12'2" (2.82m x 3.71m)	

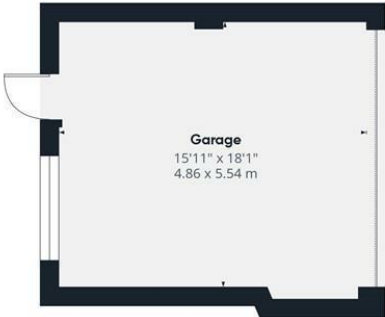
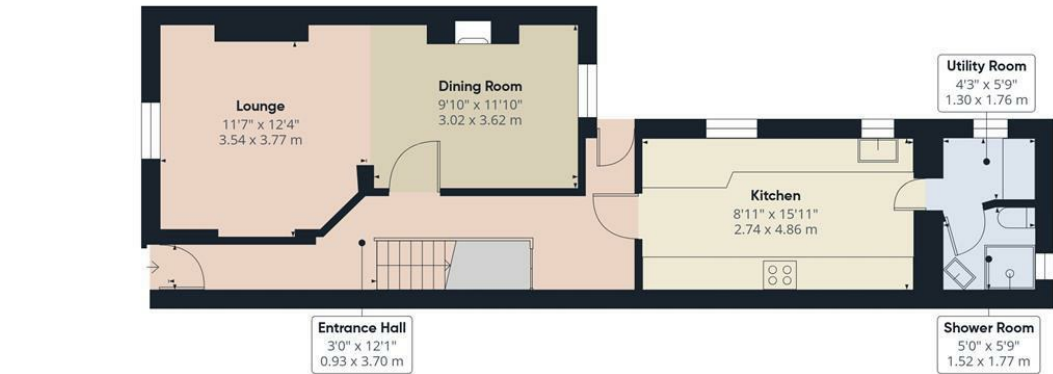


Directions

Please use the following postcode for Sat Nav guidance - PE9 2EN Adelaide Street is conveniently situated within easy walking distance of Stamford town centre, which offers an excellent range of independent shops, cafés, restaurants, bars and everyday amenities. The town is renowned for its attractive historic buildings, picturesque streets and good selection of schools, whilst the surrounding area provides a number of pleasant walks and open spaces. Stamford Railway Station is also within easy reach, providing direct rail services to Peterborough.



Floor Plan



Approximate total area¹⁾
1397 ft²
129.8 m²

(1) Excluding balconies and terraces

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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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.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

