



Blackfriars Street

Stamford, PE9 2BW

This charming period property, located minutes from the High Street in the historic centre of Stamford Town, features 4 reception rooms, 3 double bedrooms, and 3 bathrooms. It has been tastefully extended and updated over the years, showcasing a blend of period charm and modern finishes. The property also boasts a delightful internal courtyard garden, as well as a further courtyard that double for off road parking for 1 vehicle. Its spacious interior is truly deceptive and must be seen in person to fully appreciate all the property has to offer.

£2,500 PCM

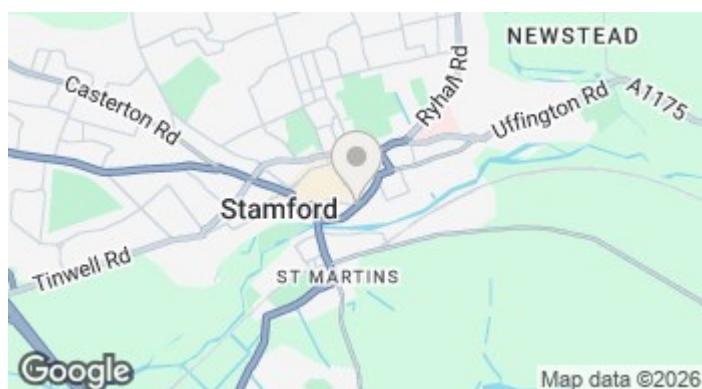
Blackfriars Street

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- Deceptively Spacious Period Terraced Home
- 4 Reception Rooms
- Cellar
- Please see Keys Facts for Tenants for Material Information Disclosures
- Beautifully Presented Throughout
- Kitchen, Utility & Ground Floor Shower Room
- Off Road Parking for 1 Vehicle & 2 Courtyard Gardens
- Minutes From Stamford's High Street
- 3 Double Bedrooms, Bathroom & Shower Room to First Floor
- Available Now

Porch	Kitchen	Bedroom
4'4" x 5'6" (1.32m x 1.68m)	36'1"26'2"" x 29'6"32'9"" (11'8" x 9'10")	11'2" x 13'6" (3.40m x 4.11m)
Entrance Hallway	Dining Room	Bedroom
Lounge	12'1" x 9'0" (3.68m x 2.74m)	11'5" x 13'9" (3.48m x 4.19m)
Office	Living Room	Bedroom
7'0" x 10'4" (2.13m x 3.15m)	10'0' x 12'6" (3.05m' x 3.81m)	11'6" x 10'7" (3.51m x 3.23m)
Shower Room	Internal Courtyard	Bathroom
7'2" x 5'0" (2.18m x 1.52m)	Cellar	Shower Room
Utility	12'9" x 14'2" (3.89m x 4.32m)	7'7" x 4'0" (2.31m x 1.22m)
7'2" x 5'2" (2.18m x 1.57m)	Landing	Rear Courtyard with Off Road Parking



Directions

Please use post code PE9 2BW for Sat-Nav assistance



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 192 sq ft, FLOOR 2: 944 sq ft, FLOOR 3: 681 sq ft
 EXCLUDED AREAS: PATIO: 151 sq ft
 TOTAL: 1817 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	