



Doughty Street Stamford, PE9 1UT

Extremely well presented 3 bedroom semi detached home in a sought after Stamford location, offering two reception rooms, a modern kitchen and bathroom, and a generous rear garden.

£1,150 PCM

Doughty Street

Stamford, PE9 1UT



- Recently refurbished
- Ground floor Bathroom with Shower over Bath
- 2 Good sized receptions
- Please refer to Keys Facts for Tenants for Material Information Disclosures
- 3 Bedroom Semi Detached
- Utility Area for Appliances
- Walking distance to town centre
- Modern Fitted Kitchen
- Good sized Rear Garden with Shed and Small Greenhouse
- EPC Rating D

Entrance

Living Room

13'1 x 12'9 (3.99m x 3.89m)

Dining Room

13'1 x 12'2 (3.99m x 3.71m)

Kitchen

10'10 x 8'5 (3.30m x 2.57m)

Utility Area

Bathroom

8'5 x 8'0 (2.57m x 2.44m)

First Floor Landing

Bedroom 1

11'9 x 10'11 (3.58m x 3.33m)

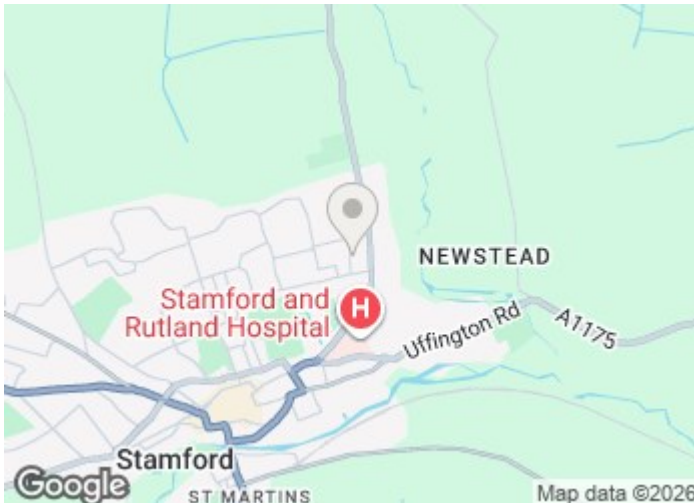
Bedroom 2

12'8 x 8'4 (3.86m x 2.54m)

Bedroom 3

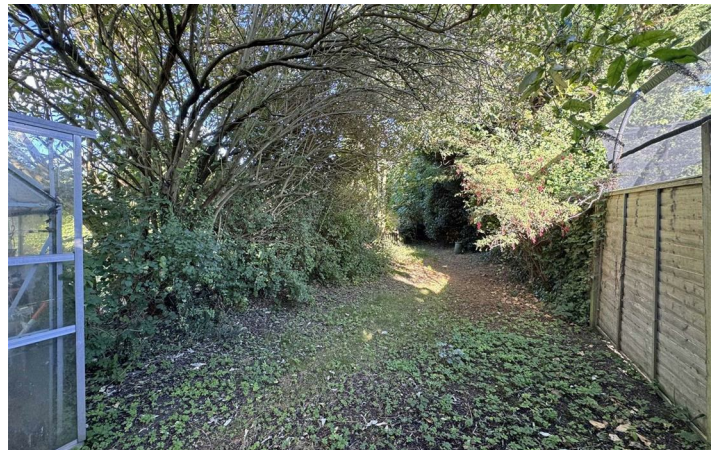
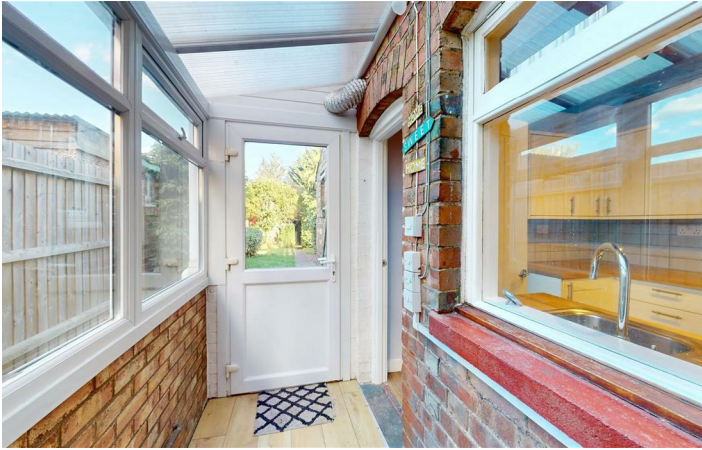
10'8 x 8'0 (3.25m x 2.44m)

Enclosed Rear Garden

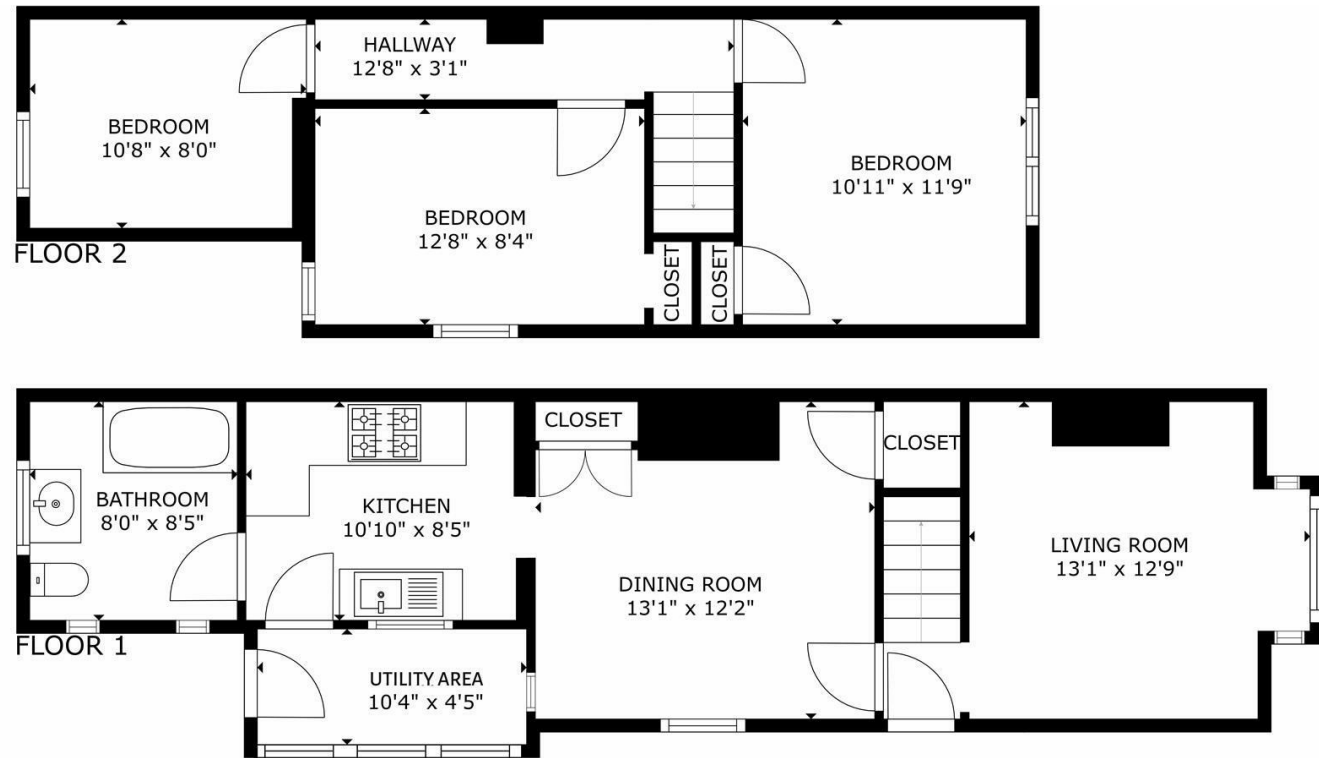


Directions

Please use post code PE9 1UT for Sat-Nav assistance



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 563 sq. ft, FLOOR 2: 409 sq. ft
 TOTAL: 972 sq. ft
 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	