



Parkfield Road Stamford, PE9 4ER

Two bedroom terraced home situated in this popular Rutland Village just a couple of miles north of the Georgian Market town of Stamford. The property is well presented throughout and is ideally located for the local primary school, and village amenities on offer.

Offers Over £205,000

Parkfield Road

Stamford, PE9 4ER



- 2 Bedroom Mid Terrace House
- Well Presented Throughout
- Popular Rutland Village
- Close to Schooling & Local Amenities
- Living Room & Kitchen Diner
- 2 Good Sized Bedrooms
- Low Maintenance Gardens
- Single Garage En Bloc
- Please Refer to Attached KFB For Material Information Disclosures

Porch

5'8" x 4'3" (1.73m x 1.30m)

Living Room

13'3" x 14'0 (4.04m x 4.27m)

Kitchen Diner

9'3" x 14'0 (2.82m x 4.27m)

Landing

5'1" x 5'8" (1.55m x 1.73m)

Bedroom 1

10'10" x 10'8" (3.30m x 3.25m)

Bedroom 2

11'8" x 7'10" (3.56m x 2.39m)

Bathroom

6'4" x 5'8" (1.93m x 1.73m)

Front & Rear Gardens

Single Garage in Bloc & Parking x 1

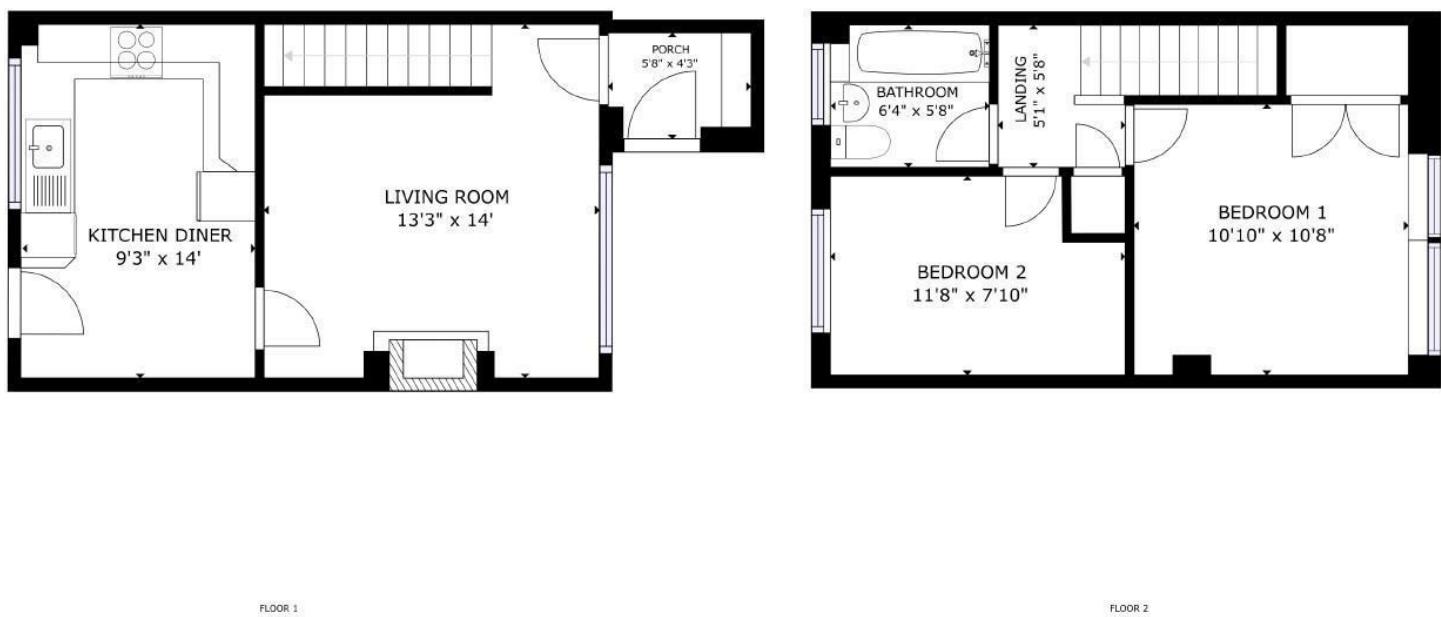


Directions

Please use the following postcode for Sat Nav guidance - PE9 4ER



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 343 sq ft, FLOOR 2: 325 sq ft
 TOTAL: 668 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 firms 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		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	