

24 Bath Row, Stamford, PE9 2QX

Positioned in Stamford's Town Centre, overlooking The Meadows, is this unique property requiring considerable work and refurbishment, but offering a great opportunity to own a piece of Stamford's history. With its distinctive Dutch Bell Roof and attractive stone exterior, this Grade 2 listed house is definitely one that needs to be seen to be appreciated.

The accommodation is split into two sides of the building, initially designed as two separate properties but now adjoined by an internal hallway. To the front is the entrance hall, living room, stairs to the first floor with a bedroom and a further narrow staircase leading to a loft room. To the rear is a kitchen, staircase to the first floor, bedroom and bathroom.

Whilst the property has no external space, aside from a small area outside the door, the property is conveniently located next to Bath Row car park and The Meadows.

£265,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Town centre location
- Requires complete renovation
- Two bedrooms and loft room
- NO CHAIN

- Overlooking The Meadows
- Character stone house
- Great potential
- EPC: N/A Council Tax: D



ACCOMMODATION:

Entrance Hallway 3.94m x 2.59m (12'11" x 8'6")

Sitting room
3.25m x 3.15m (10'8" x 10'4")

Inner hallway

Kitchen
3.58m x 2.79m (11'9" x 9'2")

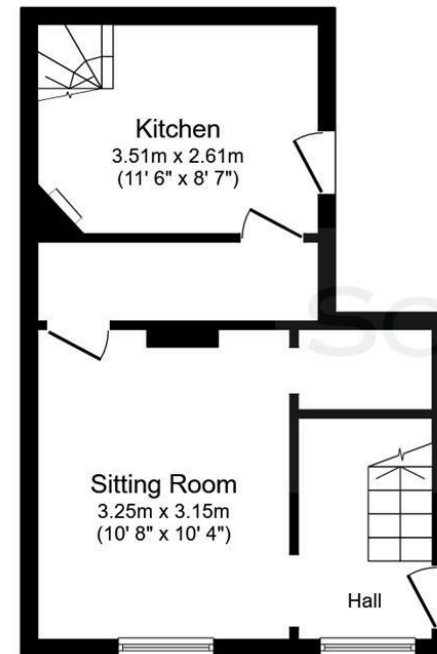
Main bedroom
3.30m x 2.79m (10'10" x 9'2")

Bedroom Two
3.63m x 2.46m (11'11" x 8'1")

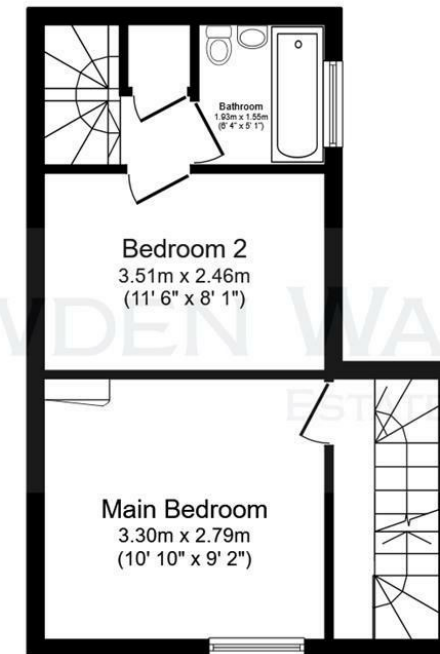
Bathroom
1.93m x 1.55m (6'4" x 5'1")

Attic Room

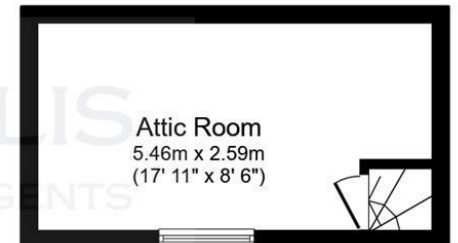
FLOOR PLAN:



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io