

67 Scotgate, Stamford, PE9 2YB

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Located in the centre of Stamford, this delightful townhouse presents an excellent opportunity for those seeking a comfortable and stylish home. With a well-designed layout, the property boasts an inviting reception room with dual aspect views and exposed beams.

The townhouse features two spacious bedrooms, providing ample space for families or individuals who desire extra room for guests or a home office. The two shower rooms ensure convenience and privacy, catering to the needs of modern living.

Stamford is renowned for its picturesque streets and rich history, making it a desirable location for homebuyers. The property is ideally situated, offering easy access to local amenities, including shops, schools, train station and parks, all within a short distance.

The accommodation comprises: - Entrance porch, breakfast kitchen, open plan lounge diner, Main bedroom with walk in wardrobe, shower room, spiral staircase to the second floor, second bedroom and en-suite.

NO CHAIN
Guide Price £325,000 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.

- Character Town House
- Stunning open plan living space on the first floor
- Stylish kitchen
- Gas fired central heating
- Council Tax Band - C, EPC -
- Located in the centre of Stamford
- Two bedrooms with two shower rooms
- Walking distance to the train station and town centre
- Exposed beams
- NO CHAIN



ACCOMMODATION:

Entrance Porch
1.75m x 0.99m (5'9" x 3'3")

Breakfast Kitchen
5.40 max, 4.14 min x 3.55 (17'8" max, 13'6" min x 11'7")

First Floor

Open Plan Lounge Diner
6.71 x 5.55 (22'0" x 18'2")

Main Bedroom
3.40m x 3.38m (11'2" x 11'1")

Walk In Wardrobe

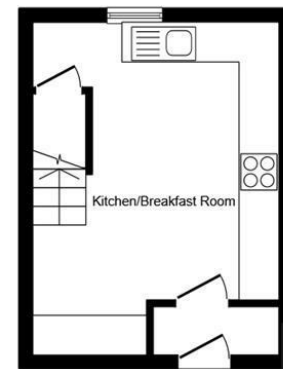
Shower Room
2.16m x 1.98m (7'1" x 6'6")

Spiral Staircase to Second Floor

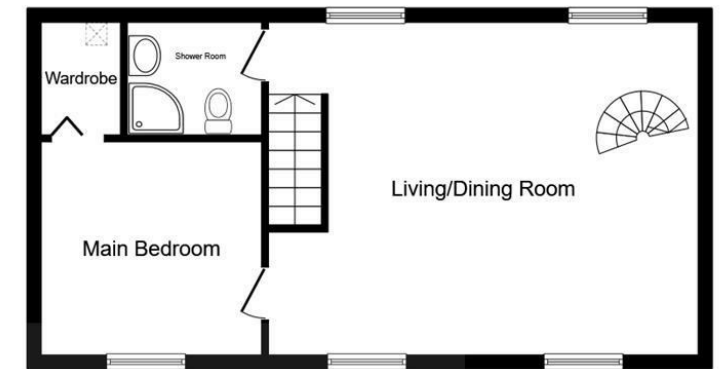
Bedroom Two
4.80m x 3.23m into eaves (15'9" x 10'7" into eaves)

En-suite
3.35m x 2.31m in to eaves (11' x 7'7" in to eaves)

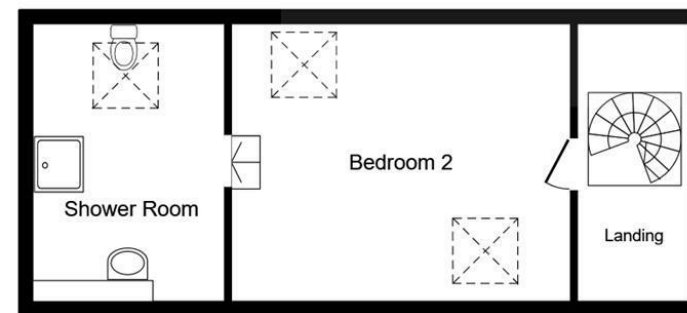
FLOOR PLAN:



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

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