

4b Barn Hill, Stamford, PE9 2AE

This character Grade II Listed town house is set in a tucked away location in Stamford Town centre. The property has been renovated to a high standard and comes with a stylish open plan kitchen diner, a Main bedroom with walk-in wardrobe, and well appointed bath and shower rooms.

The accommodation comprises: - Open plan kitchen diner, landing, sitting room, three bedrooms, bathroom and shower room.

There is a regularly serviced gas fired combi boiler and original features that includes exposed beams and feature ornate fireplace in the sitting room.

To the exterior of the property is a courtyard garden as well as a covered storage room and a pathway that provides access.

NO CHAIN

Guide Price £425,000 Freehold

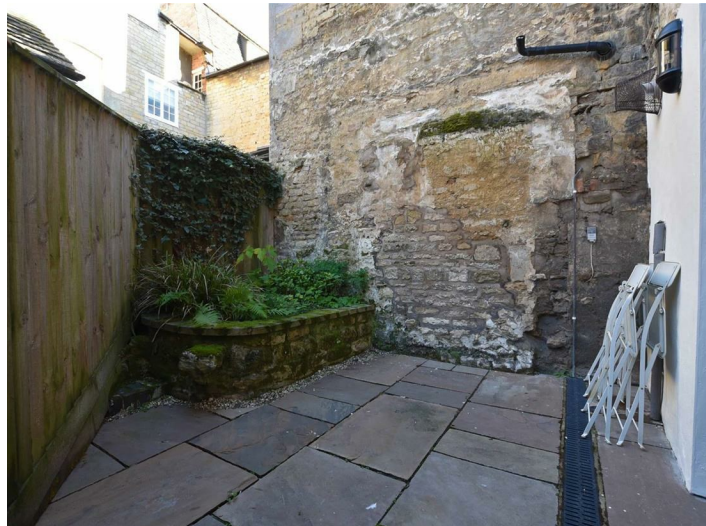
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| 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 | |

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.

- Tucked away town centre location
- Three bedrooms
- Bathroom & shower room
- Gas fired boiler
- NO CHAIN

- Character town house
- Beautiful open plan kitchen diner
- Grade II Listed
- Courtyard garden
- EPC - D, Council Tax Band - D



ACCOMMODATION:

Open Plan Kitchen Diner
8.10m x 3.68m (26'7 x 12'1)

Landing

Sitting Room
4.42m x 3.86m max, 3.40m min (14'6 x 12'8 max, 11'2 min)

Bedroom Two
2.90m x 2.31m (9'6 x 7'7)

Bathroom
2.57m x 1.70m (8'5 x 5'7)

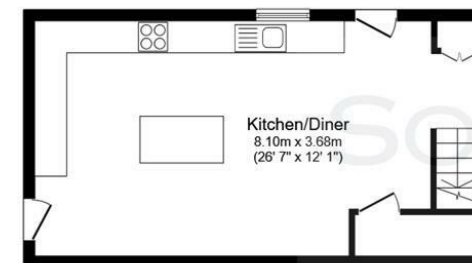
Landing

Main Bedroom
4.42m x 4.52m max, 3.38m min (14'6 x 14'10 max, 11'1 min)

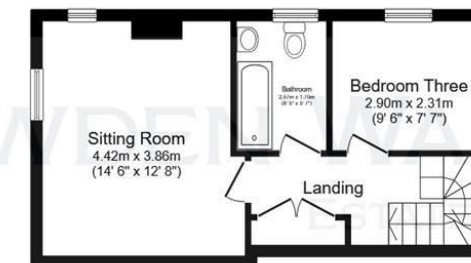
Bedroom Three
2.67m x 2.54m (8'9 x 8'4)

Shower Room
2.08m x 1.83m (6'10 x 6')

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