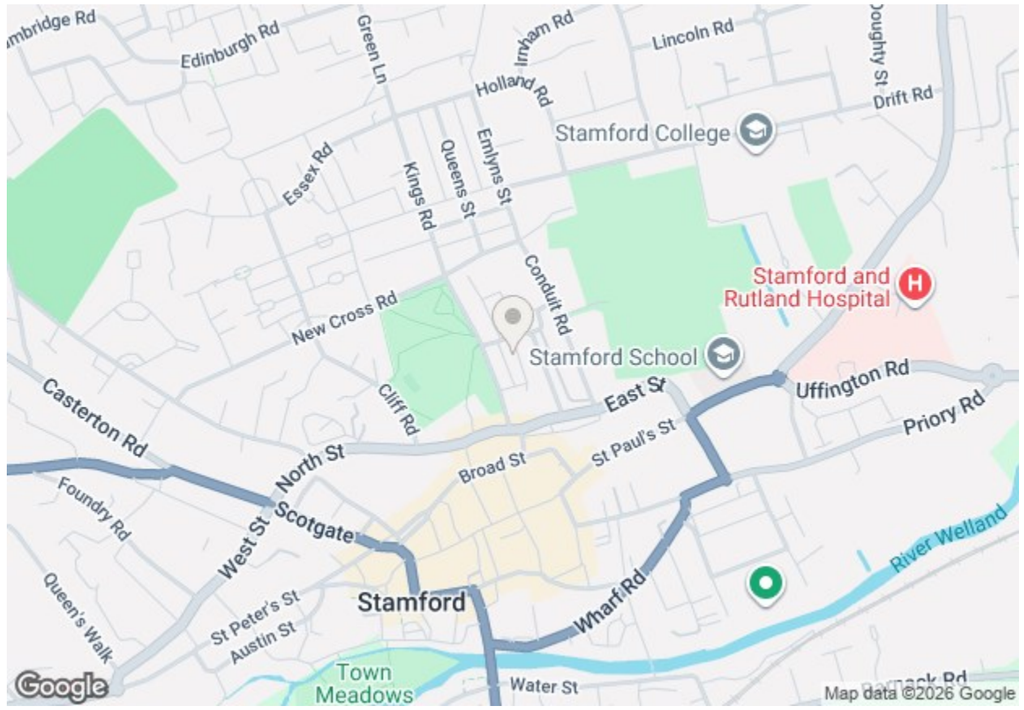
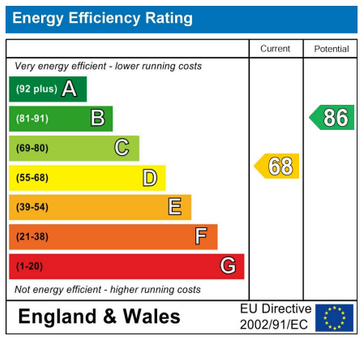
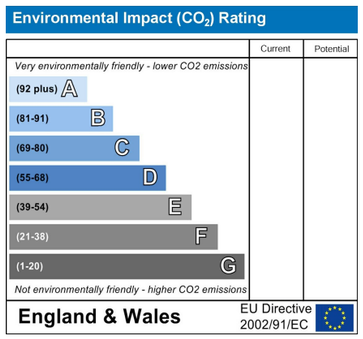






9 Stanley Street, Stamford, PE9 1EX

Full of character, this attractive two-bedroom terraced home enjoys a sought-after position within walking distance of Stamford's historic town centre. Offered to the market with NO CHAIN, the property combines period charm with a convenient location, just a short stroll from the town's Recreation Ground, independent shops, cafés and restaurants.

The well-proportioned accommodation features two welcoming reception rooms, providing flexible living and dining space, while the galley-style kitchen offers a practical layout with a charming seating area, creating an ideal spot for everyday dining.

To the first floor are two well-proportioned bedrooms, served by a family bathroom, with gas-fired central heating ensuring comfort throughout the year.

Externally, the property enjoys a delightful west-facing courtyard garden, providing a low-maintenance outdoor space perfect for relaxing or entertaining in the afternoon and evening sunshine. Residents' permit parking is available on the street, adding further convenience for town centre living.

Combining character features, a desirable location and excellent access to Stamford's amenities and open green spaces, this charming home offers an excellent opportunity for first-time buyers, downsizers or investors alike.

Viewing is highly recommended to fully appreciate the character, accommodation and location on offer. Offered with NO CHAIN.

Asking Price £255,000 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.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Character property
- Two bedrooms
- Two reception rooms
- West facing courtyard garden
- Council Tax Band - B, EPC - D
- Walking distance to the town centre
- Galley style kitchen with seating area
- Gas fired central heating
- On street resident parking permit
- NO CHAIN

ACCOMMODATION:

Entrance Lobby

Dining Room
4.06m x 3.02m x 2.97m (13'4 x 9'11 x 9'9)

Hallway

Sitting Room
4.11m x 3.33m (13'6 x 10'11)

Kitchen/ Breakfast Room
6.68m x 2.11m x 1.52m (21'11 x 6'11 x 5)

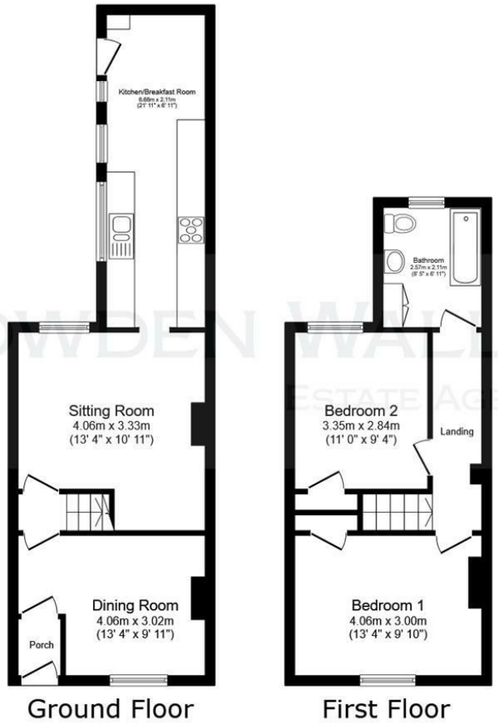
Landing

Bedroom 1
3.00m x 4.06m (9'10 x 13'4)

Bedroom 2
2.84m x 3.35m (9'4 x 11)

Bathroom
2.11m x 2.57m (6'11 x 8'5)

FLOOR PLAN:



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