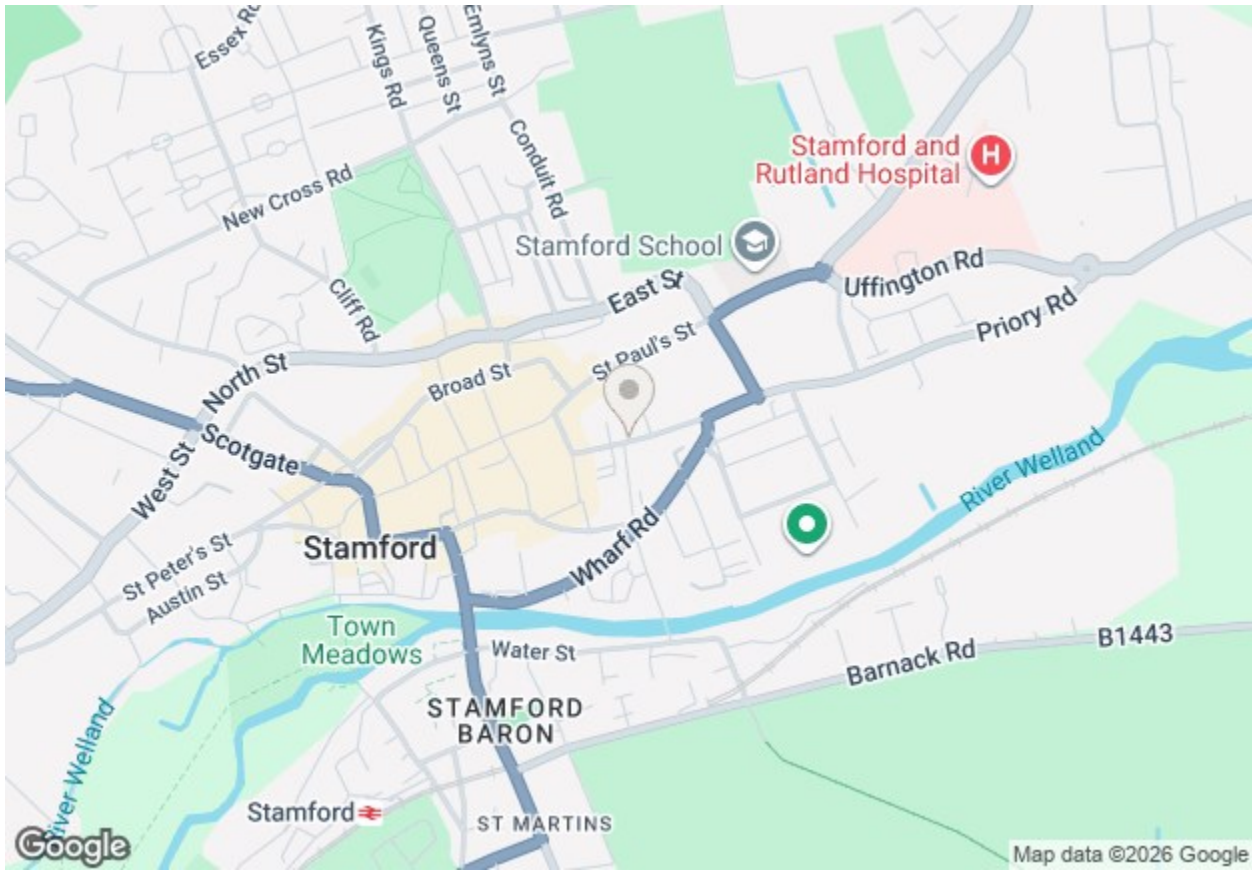




20 Cornstall Buildings St. Leonards Street, Stamford, PE9 2HW

This charming two bedroom stone house is set within a short walk of Stamfords's historic town centre.

The cosy sitting room leads through to the refitted kitchen/dining room, which has access to the rear courtyard garden and outbuilding and store.

Upstairs there are two bedrooms, including a spacious master bedroom, a second single bedroom that would make an ideal study, dressing room or nursery.

There is also a spacious three piece bathroom, and a boarded loft space providing additional storage with pull down ladder and light.

The location provides easy access to the local amenities, train station and Burghley Park, whilst also being positioned in a tucked away spot.

Offered for sale with no upward chain, this would property would make and ideal first home, investment or property to downsize to and enjoy all the benefits of living in the heart of Stamford.

Asking Price £250,000 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	91
(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

- Charming Period Property
 - Two Bedrooms
 - Bathroom/WC
 - No Upward Chain
- Central Location - a short walk to central Stamford
 - Re-fitted Kitchen/Dining Room
 - Low Maintenance Garden and Outbuilding
 - EPC Rating D Council Tax Band B



ACCOMMODATION:

Entrance Porch

Living Room
4.85m x 3.28m (15'11 x 10'9)

Kitchen/Dining Room
4.83m x 2.13m (15'10 x 7'0)

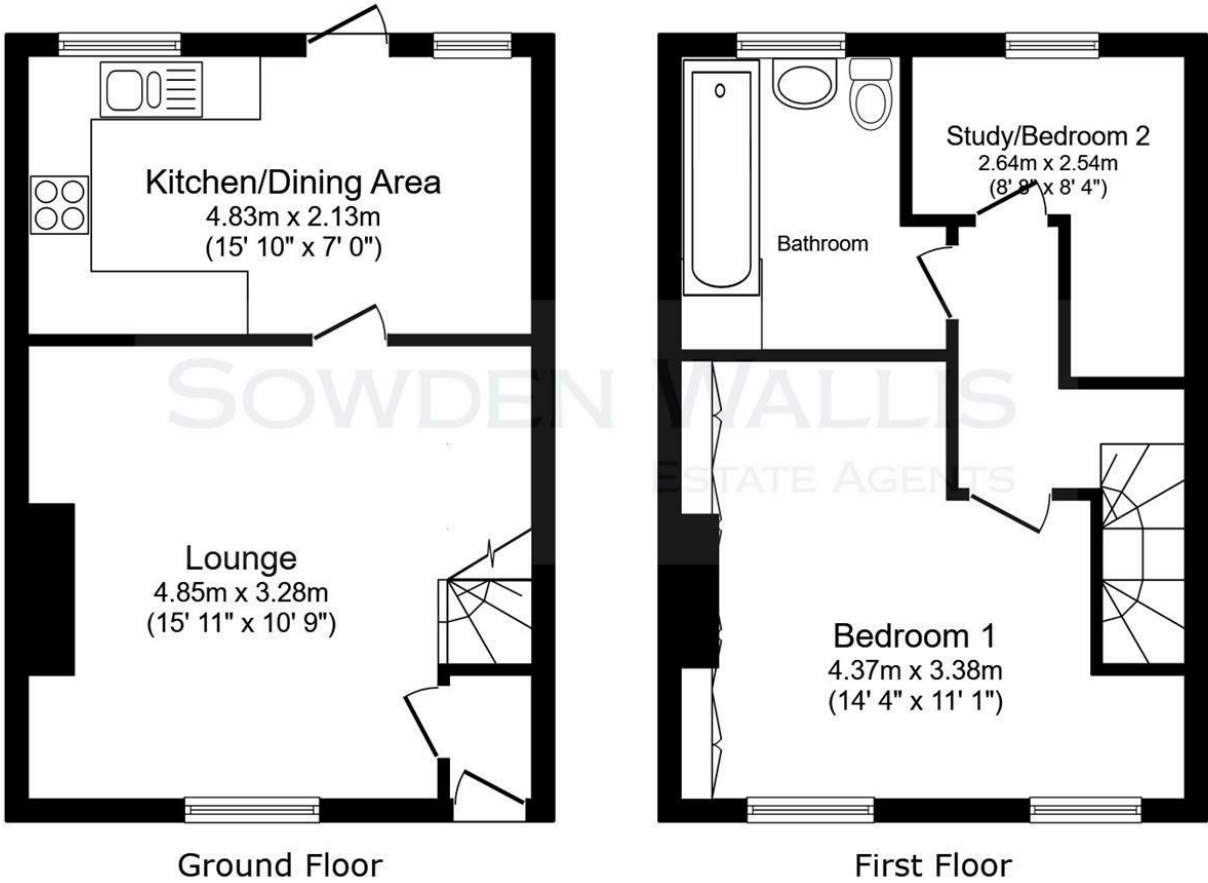
First Floor Landing

Master Bedroom
4.37m x 3.38m max (14'4 x 11'1 max)

Bedroom Two / Study
2.54m x 2.11m maximum (8'4 x 6'11 maximum)

Bathroom/WC

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