



59 St. Leonards Street, Stamford, PE9 2HU

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		

Set in the centre of Stamford, this Grade II Listed three bedroom semi-detached town house comes with two reception rooms as well as an attic room and cellar. The property does require some modernisation and provides a superb opportunity for someone to put their own stamp on it.

The accommodation comprises: - Entrance hall, sitting room, dining room, kitchen, landing, three bedrooms, shower room, attic room and a cellar that is currently closed off.

The property dates back to the 18th Century and has been in the current family for a number of decades and comes with gas fired central heating.

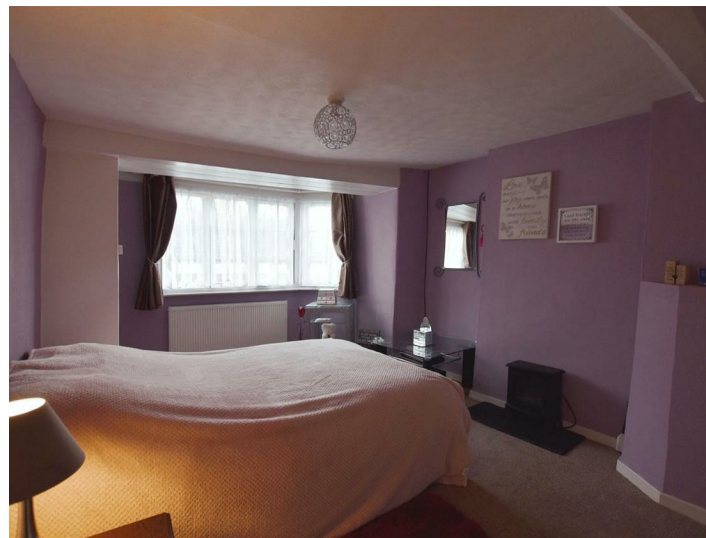
To the rear of the property is an enclosed, south facing courtyard garden.

Guide Price £375,000 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.

- CASH BUYERS ONLY
- Grade II Listed
- Attic Room and a cellar
- Modernisation required
- Courtyard garden

- Three bedroom semi-detached home
- Two reception rooms
- Gas fired central heating
- Easy access to Stamford train station & local amenities
- Council Tax Band - D



ACCOMMODATION:

Entrance Hall

Sitting Room
6.27m x 2.57m (20'7 x 8'5)

Dining Room
3.38m x 3.28m max, 2.84m min (11'1 x 10'9 max, 9'4 min)

Kitchen
4.29m max, 3.53m min x 2.84m (14'1 max, 11'7 min x 9'4)

Landing

Main Bedroom
4.80m x 3.05m (15'9 x 10')

Bedroom Two
3.71m x 2.13m (12'2 x 7')

Bedroom Three
2.87m x 2.57m (9'5 x 8'5)

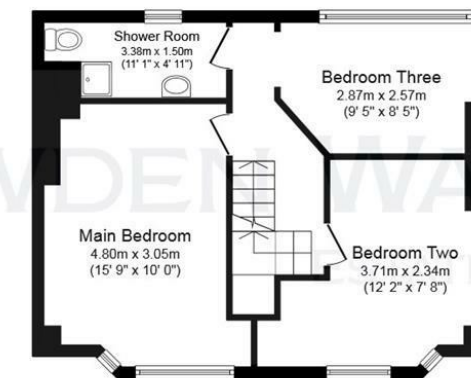
Shower Room
3.38m x 1.50m (11'1 x 4'11)

Attic Room
6.99m x 2.82m (22'11 x 9'3)

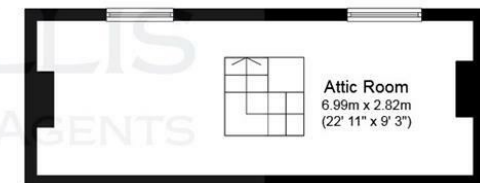
FLOOR PLAN:



Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox