

## 2 Woodside, Stamford, PE9 2NZ

This beautifully presented four bedroom town house is set within walking distance of the town centre and train station, whilst also overlooking Burghley Park. The stylish accommodation is laid out over three floors and has been lovingly renovated to a high standard.

The accommodation comprises: - Entrance hall, cloakroom, lounge, breakfast kitchen that opens onto the dining room, conservatory, landing, Main bedroom with en-suite, two further bedrooms, bathroom and a generous reception room/fourth bedroom on the top floor.

The property comes with gas fired central heating, replacement double glazed windows and an electric car charging point.

To the rear is a low maintenance walled garden that is ideal for a lock up and leave, as well as an allocated parking space and single garage.

NO CHAIN

**Asking Price £475,000 Freehold**

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			
		78	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

- Town Centre Location
- Parking and Garage
- Kitchen/Living/Dining Room
- Ensuite and Family Bathroom
- EPC - C Council Tax - D

- Stones Throw from Burghley
- Three/Four Bedrooms
- Three Reception Areas
- NO ONWARD CHAIN
- Gas fired central heating



**ACCOMMODATION:**

**Entrance Hall**

**Cloakroom**

**Lounge**  
2.77m x 3.80m (9'1" x 12'5")

**Kitchen**  
3.57m x 4.64m (11'8" x 15'2")

**Lounge/Diner**  
2.90m x 3.91m (9'6" x 12'9")

**Conservatory**  
2.43m x 3.42m (7'11" x 11'2")

**Landing**

**Main Bedroom**  
4.05m x 3.73m (13'3" x 12'2")

**Ensuite**

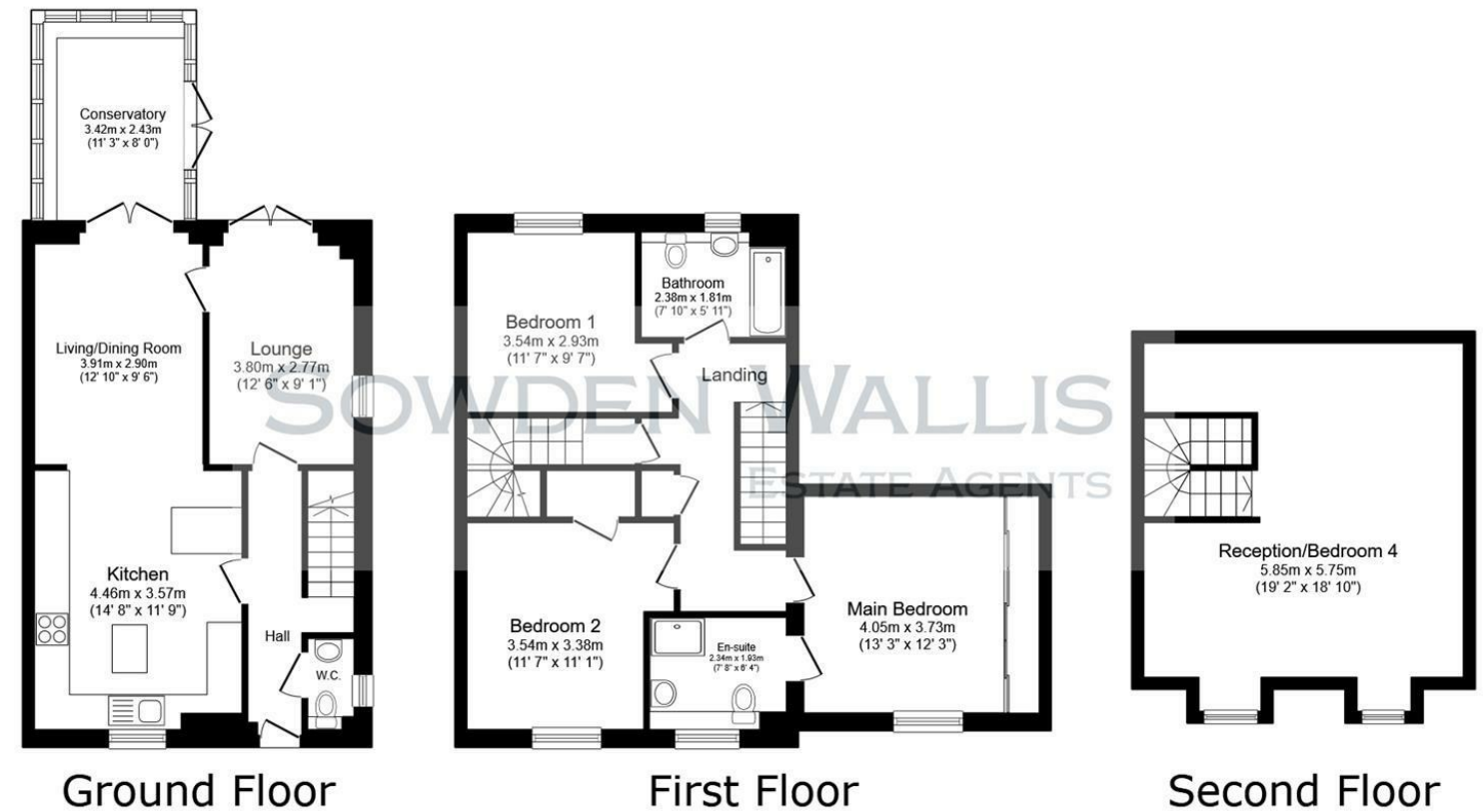
**Bedroom**  
3.54m x 3.38m (11'7" x 11'1")

**Bedroom**  
3.54m x 2.93m (11'7" x 9'7")

**Bathroom**

**Second Floor Bedroom**  
5.75m x 5.85m (18'10" x 19'2")

**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](http://www.Propertybox.io)