



14 Vine Street, Stamford, PE9 1QE

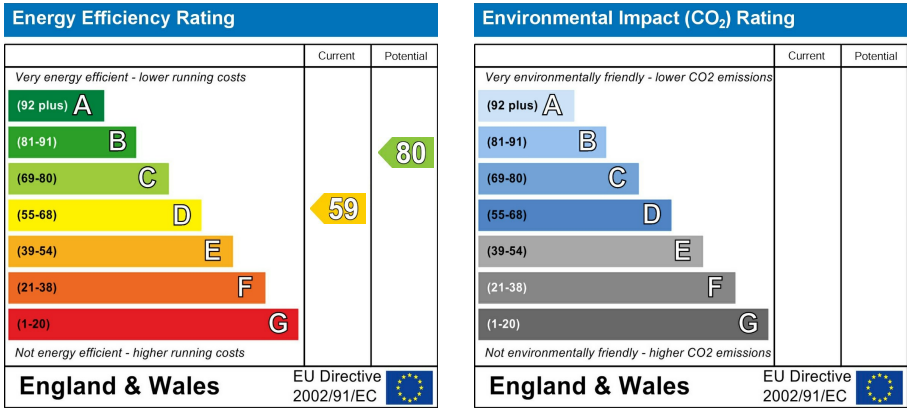
This charming semi-detached Victorian cottage comes with many original features including tiled flooring, wood panels and a Victorian tiled fireplace and is situated within easy walking distance of the town centre.

The property offers generous accommodation which compromises entrance hall, bay-fronted dining room with built-in full height cupboards to the fireplace alcoves, doors opening to the sitting room which offers french doors to the walled courtyard garden. The ground floor also provides a downstairs WC and fully fitted kitchen with integrated appliances.

To the first floor, there are two double bedrooms along with a 4-piece family bathroom with rolltop bath, corner shower cubicle and vanity unit. The loft, which is accessed via a pulldown ladder, has been converted with a velux window to the rear, built in cupboards, power, lighting and heating and, subject to the relevant permissions, could be converted into an additional bedroom or home office.

Externally, the rear courtyard garden is also accessed from the front via a side passage and is predominantly paved with low-level borders and enclosed by fences to both sides and a brick wall to the rear. The property also has an outside store, with light and power, offering space for additional appliances.

Asking Price £335,000 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.

- Semi-detached Victorian home
 - Two double bedrooms
 - Original Victorian features
 - Gas fired central heating
 - EPC - D
- Walking distance to the town centre
 - Two reception rooms
 - Courtyard garden
 - Council Tax Band - B



ACCOMMODATION:

Entrance Hall

Cloakroom

1.45m x 0.94m (4'9 x 3'1)

Siting room

3.66m x 3.61m (12' x 11'10)

Dining Room

3.61m x 3.91m into bay, 3.28m min (11'10 x 12'10 into bay, 10'9 min)

Kitchen

3.71m x 2.51m (12'2 x 8'3)

Landing

Main Bedroom

4.37m x 3.28m (14'4 x 10'9)

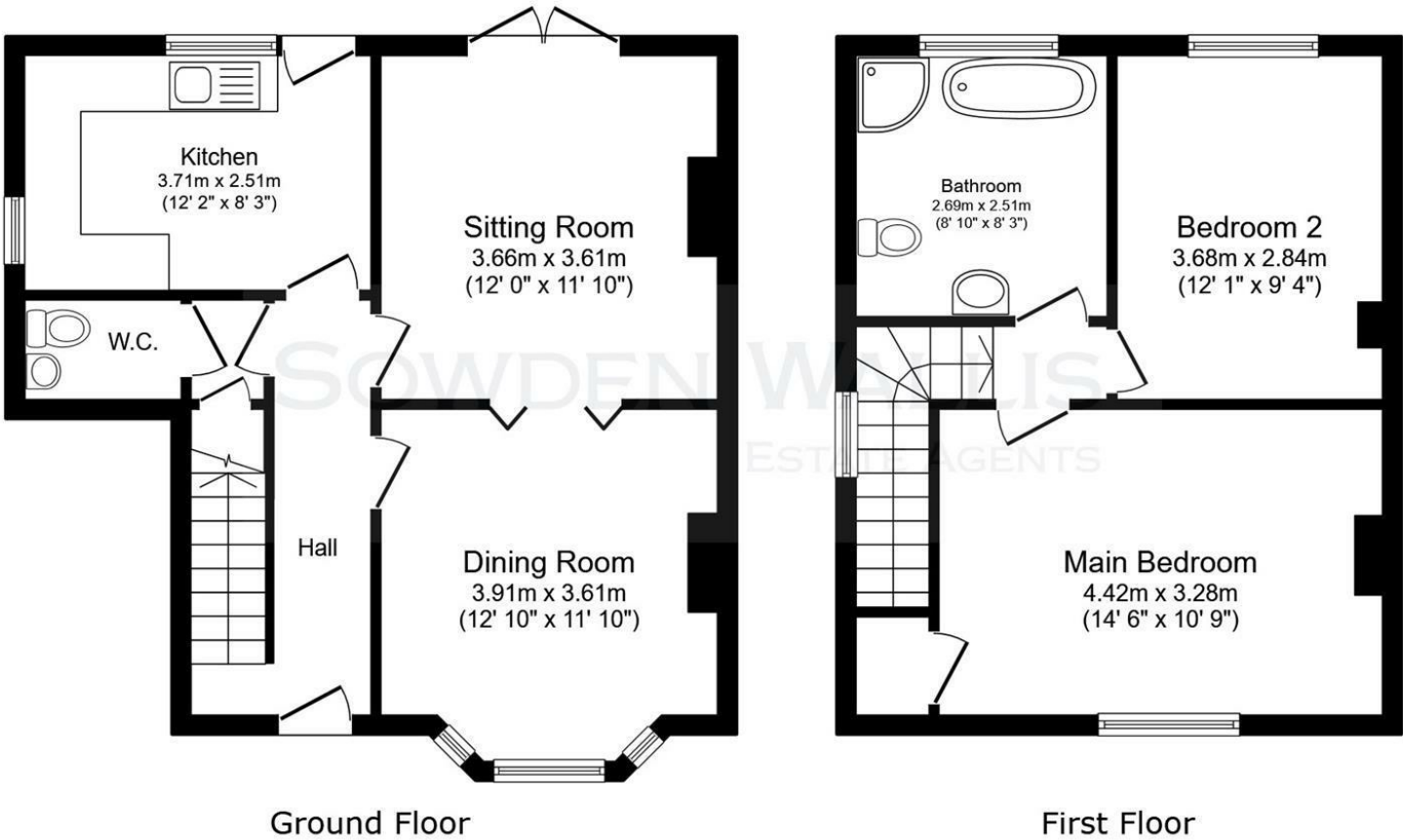
Bedroom Two

3.68m 2.87m (12'1 9'5)

Bathroom

2.69m x 2.51m (8'10 x 8'3)

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