

## 30 Station Road, Stamford, PE9 2WB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <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.

Positioned in one of the town's most enviable riverside settings, this charming two-bedroom home enjoys uninterrupted views across the town meadows and the picturesque River Welland, creating a peaceful backdrop rarely found so close to the centre of town. Perfectly located within a short stroll of the train station and directly opposite The George Hotel, the property combines convenience, character, and scenery in equal measure.

The accommodation is thoughtfully arranged and offers a welcoming entrance hall leading through to a bright and spacious lounge diner, where large doors open directly onto the rear patio garden, seamlessly blending indoor and outdoor living. This inviting living space is ideal for both relaxing evenings and entertaining guests, all while enjoying the stunning riverside outlook. The kitchen is well-appointed and practical, complementing the home's comfortable layout.

Upstairs, the property features a generous principal bedroom, a well-proportioned second bedroom, and a family bathroom, making the home ideal for first-time buyers, professionals, downsizers, or investors alike.

Externally, the property benefits from an allocated parking space to the front, while the rear offers a low-maintenance patio garden perfectly positioned to take full advantage of the spectacular views over the meadows and river beyond — an idyllic setting for morning coffee or evening dining.

Offered to the market with NO CHAIN, this is a rare opportunity to acquire a beautifully located home in a truly unique riverside position, combining tranquil surroundings with excellent access to local amenities and transport links.

**Asking Price £385,000 Freehold**

- Over Looking The River Welland & Town Meadows
- Town Centre Location
- Allocated Parking
- Bathroom/WC and Fitted Kitchen
- NO CHAIN

- Opposite The George Hotel & Close To The Train Station
- Two Bedrooms
- Living/Dining Room
- River Frontage
- Council Tax Band B EPC Rating D



#### ACCOMMODATION:

##### Entrance Hall

##### Living / Dining Room

4.39m x 3.78m' max (14'5 x 12'5' max)

##### Kitchen

2.95m x 1.80m (9'8 x 5'11)

##### First Floor Landing

##### Master Bedroom

3.76m x 2.95m (12'4 x 9'8)

##### Bedroom Two

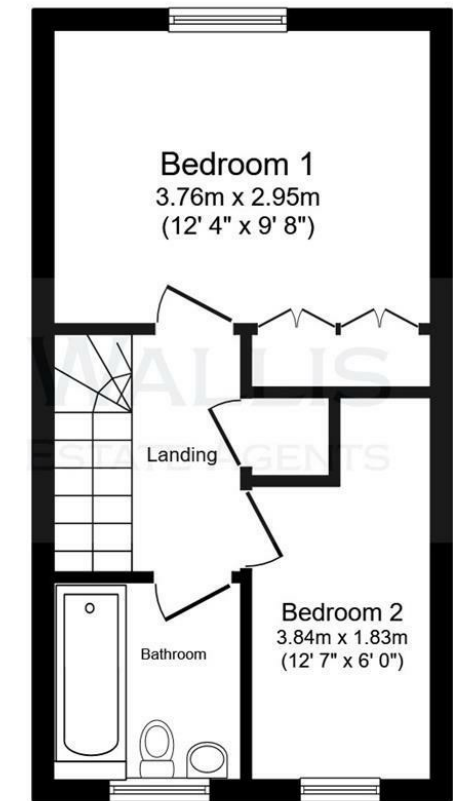
3.84m max x 1.83m (12'7 max x 6'0)

##### Bathroom/WC

#### FLOOR PLAN:



Ground Floor



First Floor

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)