

## 11 Vine Street, Stamford, Lincolnshire, PE9 1QE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This Victorian end-of-terrace home has been renovated and modernised to an exceptional standard, whilst maintaining charm and character. With three good sized bedrooms, a stunning bathroom and ensuite and all within walking distance to the town centre, this one is not to be missed.

The accommodation comprises; entrance hallway, open plan living/dining room, refitted kitchen, utility area, and downstairs cloakroom. To the first floor is the main bedroom with ensuite, further bedroom and family bathroom. To the second floor is the final double bedroom.

To the rear is a courtyard garden which has been re-laid, creating an attractive seating area with raised borders. There is no allocated parking for this property but it benefits from being within the towns residents permit zone.

**£425,000 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.



- Victorian town house
- Main bedroom with en-suite
- Two reception rooms
- Original tiled entrance hall
- Courtyard garden

- Three good sized bedrooms
- Walking distance to the town centre
- Utility room and W/C
- Stunning bathroom
- EPC - TBC Council Tax - C



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**  
3.76m x 3.33m (12'4 x 10'11)

**Dining Room**  
3.66m x 3.61m (12' x 11'10)

**Kitchen**  
3.86m x 2.69m (12'8 x 8'10)

**Utility Room**

**Cloakroom**

**Landing**

**Bedroom One**  
3.30m x 2.97m (10'10 x 9'9)

**En-suite**

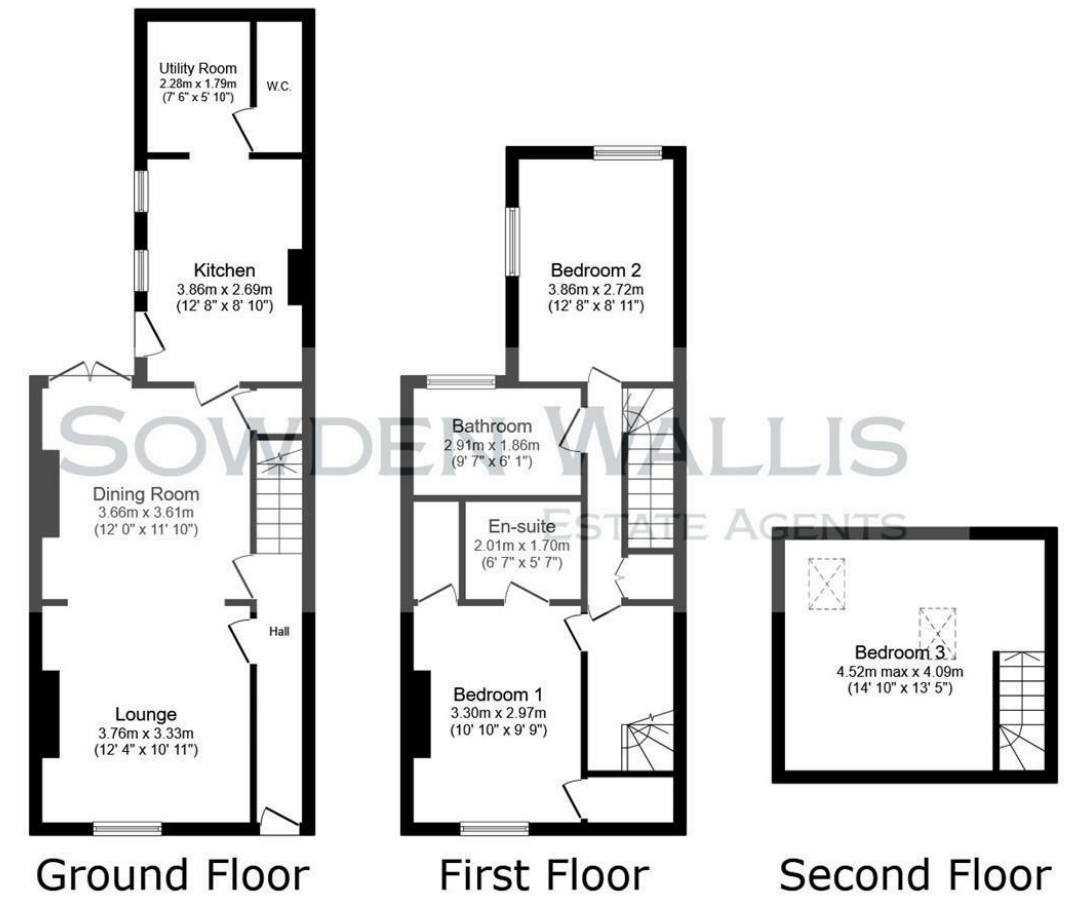
**Bedroom Two**  
3.86m x 2.72m (12'8 x 8'11)

**Bathroom**

**Second Floor Landing**

**Bedroom Three**  
4.52m max x 4.09m (14'10 max x 13'5)

**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)