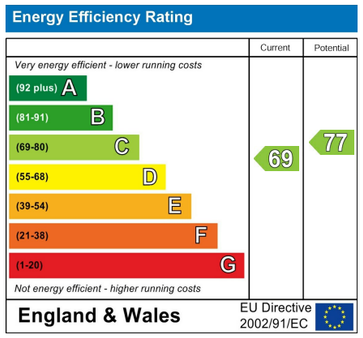
Sowden Wallis

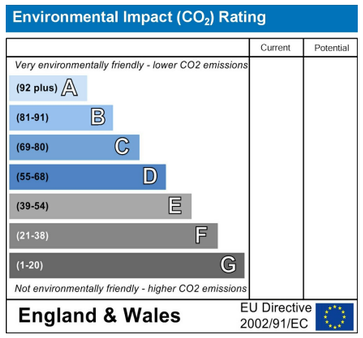
Estate Agents





7 St. Georges Square, Stamford, PE9 2BN





Full of period charm and character features, this beautifully presented two bedroom cottage offers a warm and inviting home, combining traditional appeal with modern comforts. Situated directly opposite St George's Church and just a short stroll from Stamford town centre, the property is perfectly placed for access to local shops, cafés, restaurants and everyday amenities.

Arranged over three floors, the accommodation comprises a welcoming living space, a well-appointed kitchen diner, two bedrooms and an impressive four-piece bathroom suite, providing both a bath and separate shower for added convenience.

To the outside, the property benefits from a small private courtyard opening out from the kitchen, offering a pleasant space to sit and enjoy.

The property can be offered as fully furnished or part furnished, by negotiation.

£1,345 PCM

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.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Prime town Centre Location
- Two Bedrooms
- Private Courtyard Garden
- Holding deposit - £310 Damage Deposit - £1,551
- Beautiful Period Cottage
- Fully Furnished
- Council Tax - B EPC - C








ACCOMMODATION:

Living Room
4.45m x 3.43m (14'7 x 11'3)

Kitchen
3.10m x 2.54m (10'2 x 8'4)

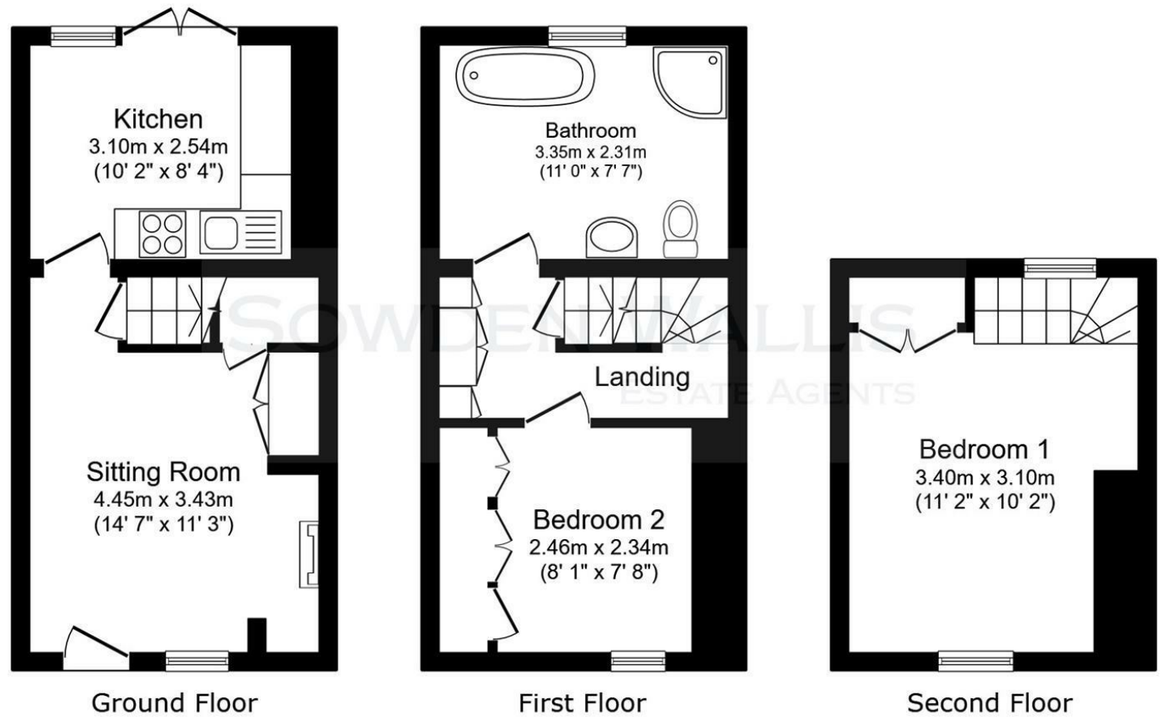
First Floor Landing
3.07m x 1.70m (10'1 x 5'7)

Bedroom Two
2.46m x 2.34m (8'1 x 7'8)

Bathroom
3.38m x 2.31m (11'1 x 7'7)

Top Floor Bedroom
3.40m x 3.10m (11'2 x 10'2)

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