



1 Vine Street, Stamford, PE9 1QE

| 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 | 58 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |

This two-bedroom end of terrace house is for sale in the historic market town of Stamford, offering a practical layout with two reception rooms, a kitchen and an upstairs bathroom. Renovated by the current owner, the property is presented in good condition throughout and would make an ideal investment or first time home for someone. Equally, the proximity to the town centre makes this a lovely home for someone looking to downsize into the town centre. Externally, this home benefits from a west facing courtyard garden.

Stamford is well known for its attractive stone buildings, independent shops and range of cafés, pubs and restaurants centred around the town centre and high street. Residents can enjoy nearby green spaces such as the meadows alongside the River Welland and Burghley Park, which offer opportunities for walking and leisure.

For commuters, Stamford railway station provides direct services to Peterborough and Leicester, with onward connections to London King's Cross from Peterborough. Journey times to Peterborough are typically around 15–20 minutes by train, making it convenient for work or leisure trips. The town is also well connected by road, with access to the A1 for travel north towards Grantham and south towards Peterborough.

Asking Price £275,000 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 end of terrace
- Two double bedrooms
- Bathroom & downstairs W/C
- Walking distance to the town centre
- NO CHAIN

- Refitted kitchen & bathroom
- Open plan kitchen diner
- West facing courtyard garden
- Council Tax Band - B EPC - D



ACCOMMODATION:

Sitting Room
3.78m x 3.02m (12'5" x 9'11")

Inner Hallway

Dining Room
3.63m x 3.12m (11'11" x 10'3")

Kitchen
5.03m x 1.73m (16'6" x 5'8")

Cloakroom
1.42m x 0.79m (4'8" x 2'7")

Rear Entrance Hall
1.42m x 0.76m (4'8" x 2'6")

Landing

Main Bedroom
3.73m x 3.05m (12'3" x 10')

Bedroom Two
3.12m x 2.59m (10'3" x 8'6")

Bathroom
2.90m x 1.88m (9'6" x 6'2")

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox