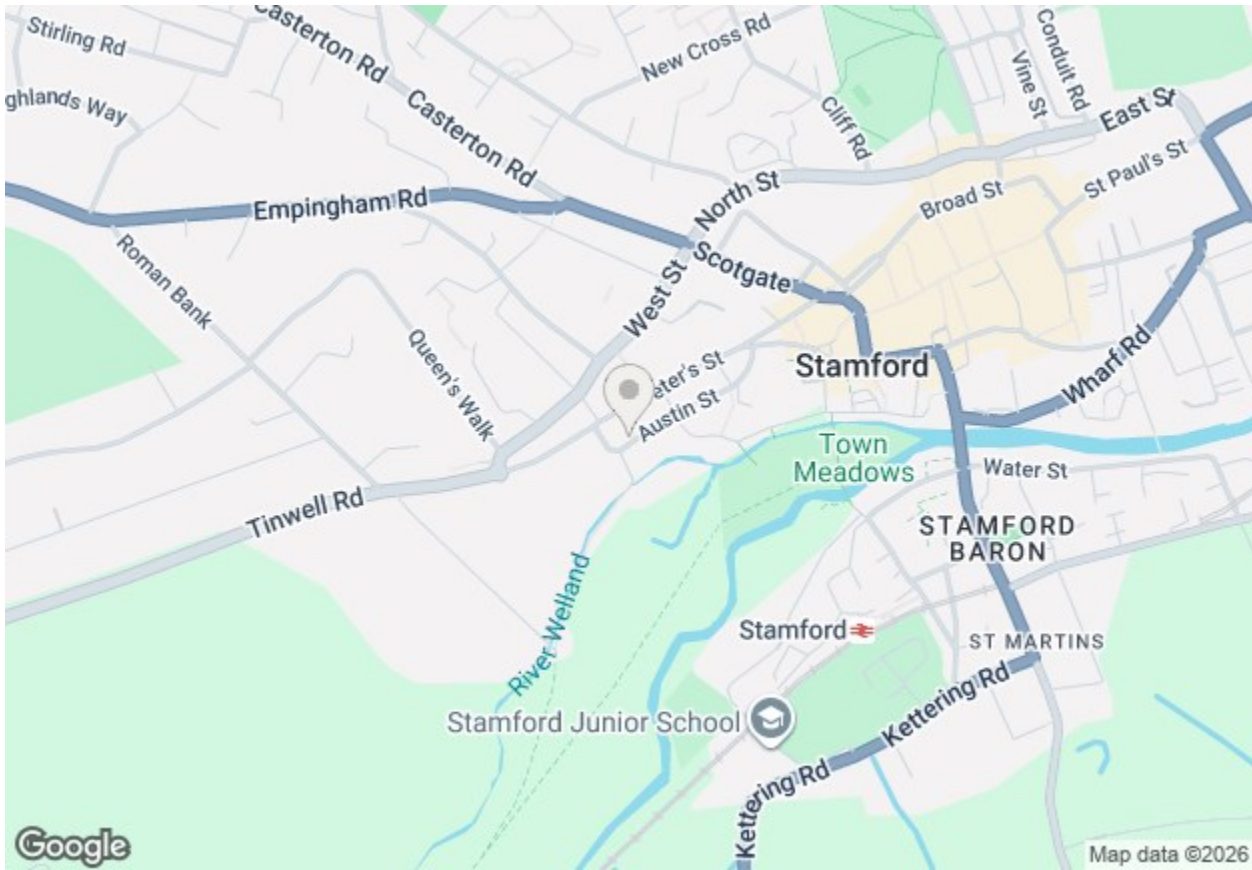




16A Austin Street, Stamford, PE9 2QP

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 on the idyllic cobbled street of Austin Street, just a short walk from the town centre, Meadows and train station, this pretty character home is not one to miss. Having recently undergone a full renovation, this house offers the ideal blend of modern convenience with enviable charm.

The accommodation is made up of a living room to the front, leading into the refitted kitchen with integrated dishwasher, oven and hob. The first floor offers three well balanced bedrooms, a refitted bathroom and a beautiful outlook with views over the Meadows.

Externally, there is a generous courtyard garden, with gated access from both Austin Street and St Peters Street. There are two outbuildings with utility facilities and good storage.

£1,450 PCM

- Fully refurbished throughout
- Close proximity to town and The Meadows
- Three well proportioned bedrooms
- AVAILABLE IMMEDIATELY
- Deposit: £1730 Holding deposit: £346
- One of Stamfords most idyllic streets
- Generous courtyard garden
- Refitted kitchen and bathroom
- EPC: D Council Tax: A



ACCOMMODATION:

Living room
4.54m x 2.85m (14'10" x 9'4")

Kitchen
4.54m x 2.30m (14'10" x 7'6")

Stairs to first floor landing

Principal bedroom
3.70m x 2.29m (12'1" x 7'6")

Bedroom Two
2.84m x 2.80m (9'3" x 9'2")

Bedroom Three
2.86m x 2.31m (9'4" x 7'6")

Bathroom

External utility/store cupboards

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