



28a St. Marys Street, Stamford, Lincolnshire, PE9 2DL

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		
(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	

Set in the enviable position of St Mary's Street this spacious 4 bedroom property is well presented throughout.

The accommodation is comprised of an entrance hall, sitting room with dual windows overlooking St Marys Street, study, dining room, WC and breakfast kitchen with built in, oven, hob, fridge freezer and dishwasher. To the first floor is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom.

The property further benefits from a good sized south facing rear courtyard. Parking is available on street via a residents permit but the landlord will include a 6 month parking permit within the rent for the 2 local car parks.

Available 25th August 2021

Energy Performance Certificate reference 0660-2852-7487-9901-4251

**£2,000 Per calendar month**

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.



- Town centre location
- Superb presentation
- South facing courtyard garden
- Available 25th August
- EPC Rating D
- Four bedrooms
- Three reception rooms
- Bathroom and en-suite
- Deposit £2307
- Council Tax Band - E



ACCOMMODATION:

Entrance Hall

Sitting Room  
5.21m x 3.35m (17'1 x 11'0)

Study  
3.20m x 2.72m (10'6 x 8'11)

Dining Room  
4.65m x 2.29m (15'3 x 7'6)

WC

Kitchen Diner  
4.70m x 2.87m (15'5 x 9'5)

Master Bedroom  
4.95m x 3.61m maximum (16'3 x 11'10 maximum)

Ensuite

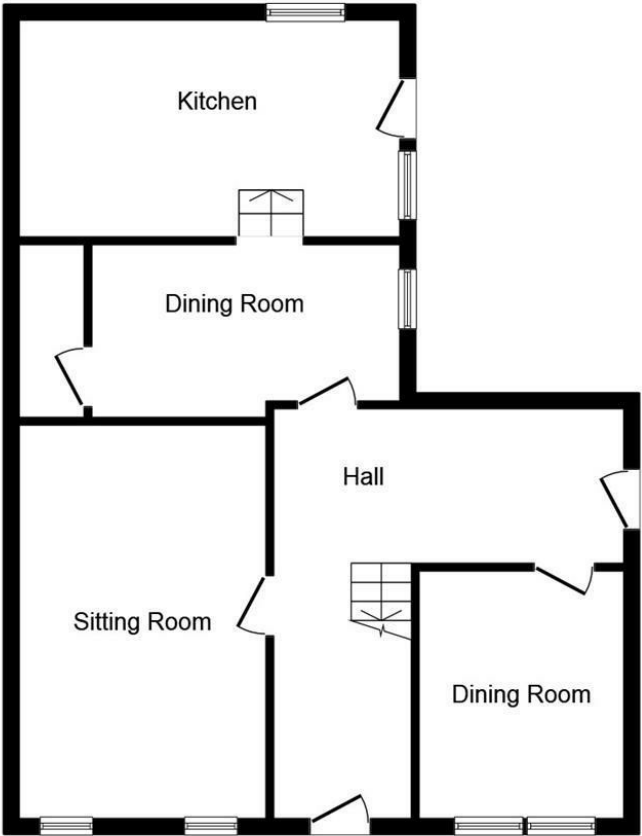
Bedroom Two  
4.17m x 3.99m (13'8 x 13'1)

Bedroom Three  
3.91m x 3.76m (12'10 x 12'4)

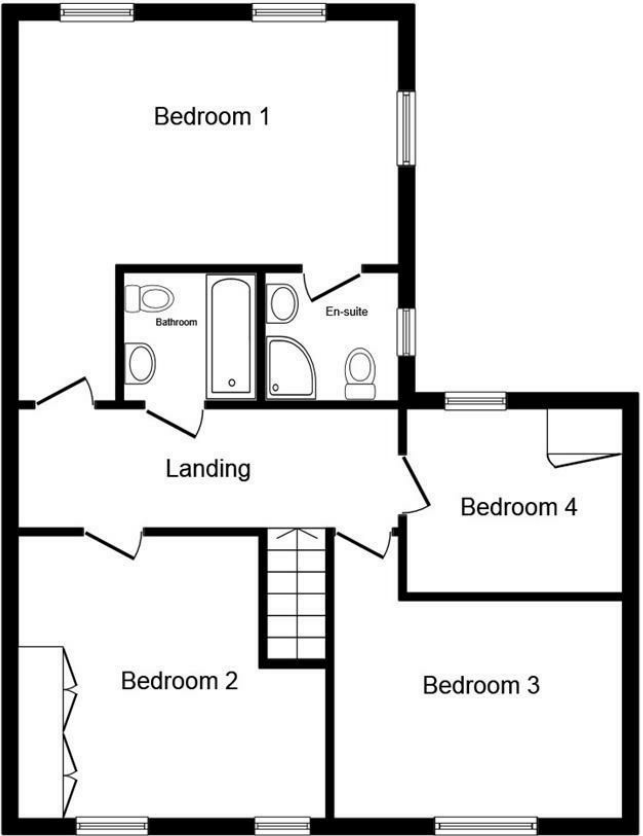
Bedroom Four  
2.82m x 2.51m (9'3 x 8'3)

Family bathroom

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.