



South View Terrace Stamford, PE9 1QY

An opportunity to purchase a two-bedroom Victorian-style terraced property situated within easy reach of Stamford town centre. The property is in need of updating and modernisation throughout, but offers good potential for buyers looking to put their own stamp on a home and create something to their own taste.

The accommodation provides approximately 757 sq ft of living space and briefly comprises an entrance hall, living room, dining room, kitchen, utility, two bedrooms and bathroom, together with outside space to the rear.

The property would make an ideal project for a first-time buyer, investor or anyone looking for a period property with scope for improvement.

£250,000

South View Terrace

Stamford, PE9 1QY



- Two-bedroom Victorian-style terraced property
- Approximately 757 sq ft
- Bathroom
- In need of updating and modernisation
- Living Room & Dining Room
- Rear Garden
- Good-sized accommodation
- Kitchen & Utility
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

3'1" x 13'3" (0.94m x 4.04m)

Living Room

10'0" x 12'9" (3.05m x 3.89m)

Dining Room

10'11" x 11'9" (3.33m x 3.58m)

Kitchen

6'7" x 10'7" (2.01m x 3.23m)

Utility

5'8" x 7'0" (1.73m x 2.13m)

First Floor Landing

5'2" x 11'10" (1.57m x 3.61m)

Bedroom 1

11'5" to wardrobe doors x 10'11"
(3.48m to wardrobe doors x 3.33m)

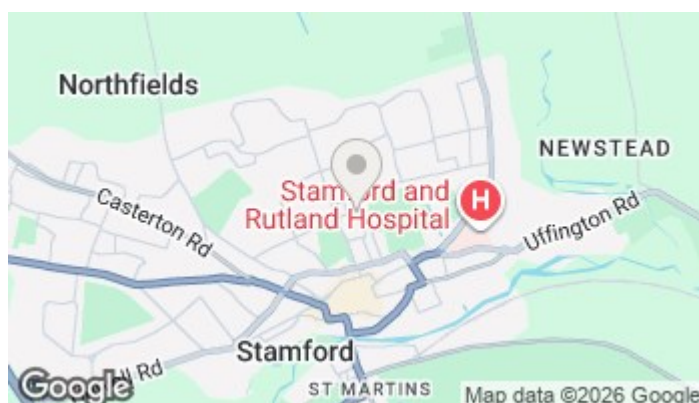
Bedroom 2

8'0" x 11'10" (2.44m x 3.61m)

Bathroom

4'10" x 10'7" (1.47m x 3.23m)

Front & Rear Gardens

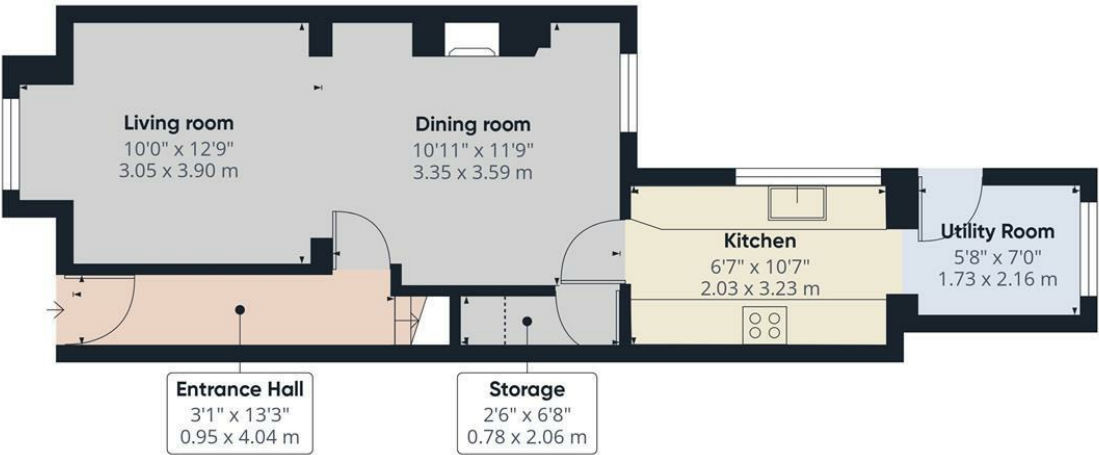


Directions

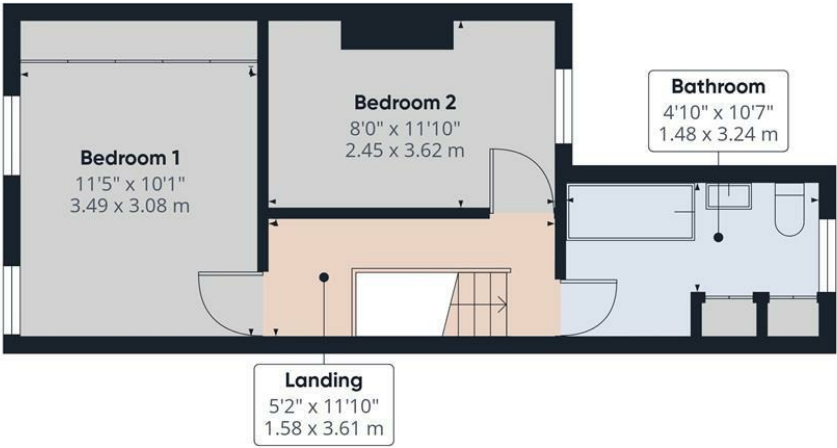
Please use the following postcode for Sat Nav guidance - PE9 6XB



Floor Plan



Ground Floor



Floor 1

Approximate total area⁽¹⁾

757 ft²
70.6 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

