



1 The Maltings

Stamford, PE9 2NP

£375,000

Richardson

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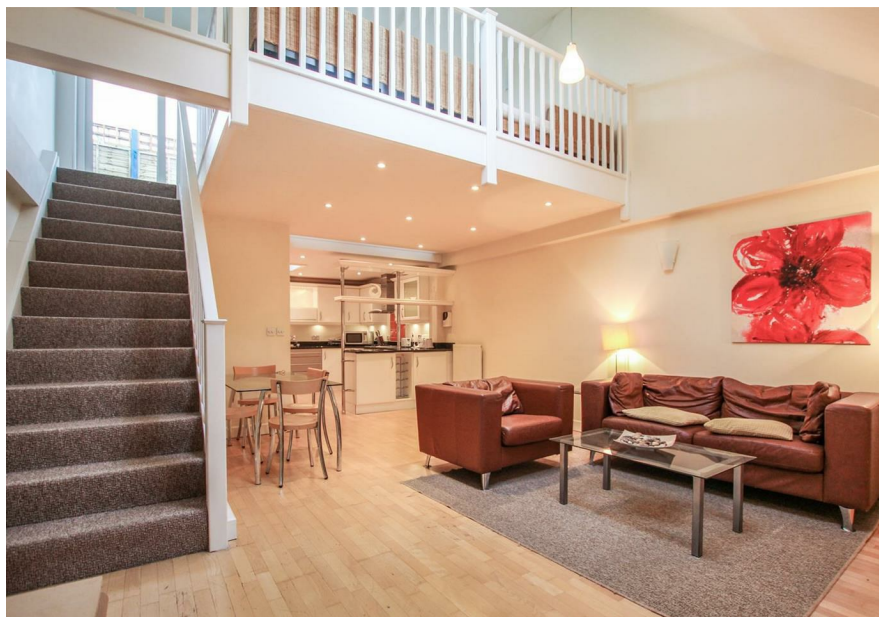
Stamford, PE9 2NP

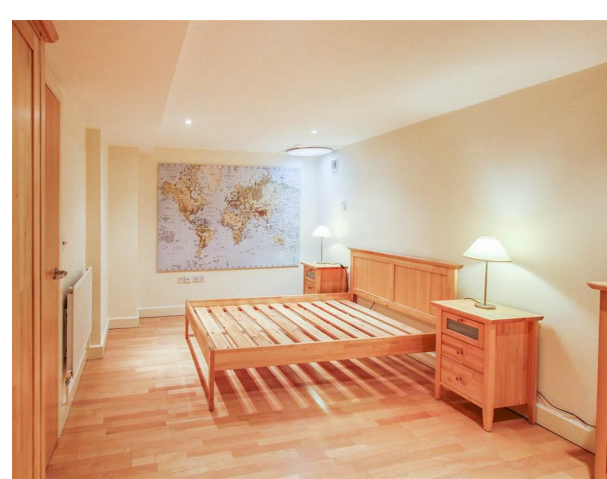
A stylish, well presented stone town house with secure oversized garaging and a private roof terrace within easy walking distance of Stamford town centre, railway station & The George Hotel. Tucked away off Water Street the accommodation is over four floors and is entered by a spacious welcoming reception hall. This gives access to the two double bedrooms with 4 piece ensuite for one and 3 piece ensuite for the other. To the lower ground floor is the useful utility area which opens up to the oversized garage with electric power door and useful storage cupboard. To the first floor is a separate cloakroom and a lovely large open plan kitchen/dining living room with valuated ceiling and a mezzanine floor above. The kitchen area, which has been refitted, is well equipped with integrated dishwasher, fridge freezer, double oven with gas hob with extractor fan and granite worksurfaces. The mezzanine floor provides an additional flexible area for a further sitting or study area with large picture sliding glass doors out to the enclosed private roof terrace with outdoor lighting. To gain access to the secure oversized garage there is an electric gated access from Water Street. The property is double glazed, has gas central heating and is offered with NO CHAIN.

RECEPTION HALL

BEDROOM 1

9'7" x 12'11" (2.93(2.92) x 3.93(3.94))





EN-SUITE BATHROOM

BEDROOM 2

14'10" x 9'9" (4.51(4.52) x 2.98(2.97))

EN-SUITE SHOWER ROOM

LOWER GROUND FLOOR

UTILITY AREA

GARAGE

15'7" x 20'10" (4.76(4.75) x 6.36(6.35))

FIRST FLOOR LANDING

CLOAKROOM

KITCHEN/SITTING ROOM

16'2" x 30'0" (4.93 x 9.16)

MEZZANINE SITTING AREA

15'8" x 11'7" (4.78 x 3.54)

ROOF TERRACE

20'5" x 9'6" (6.23 x 2.92)

Private roof terrace enclosed by fencing.

SERVICES

Mains water, electricity, gas and sewerage are connected.

CHARGES

The service charges are £200.00 per half yearly charged on 1st January and 1st July. Total for the year £400,00.

VIEWING

All viewings are strictly by appointment through Richardson on 01780 762433.



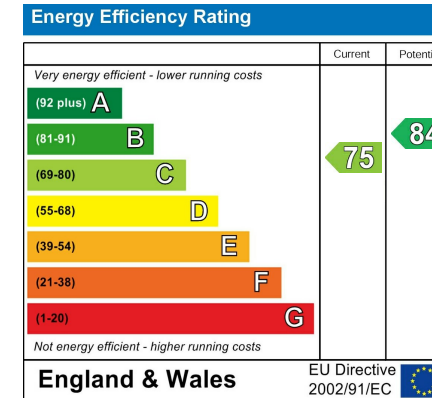
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonstateagents.co.uk

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