



8 Ryhall Road, STAMFORD, Lincolnshire PE9 1UF

£325,000



*** CHARACTER PROPERTY IN TOWN CENTRE *** This stunning two bedroom Victorian property has a contemporary mix of both modern and original features. Briefly comprising entrance hall, two reception rooms, refitted kitchen and WC to the ground floor. Upstairs accommodates two double bedrooms, both with original fireplaces, and a stylish shower room. Call 01780 757788 to book your viewing and avoid disappointment. EPC Energy Rating D - Council Tax Band B.

ENTRANCE HALL

UPVC door to front with window above, picture rail, radiator, tiled flooring.

LOUNGE

12' 1" into bay x 10' 0" max (3.68m x 3.05m) (Approx) UPVC bay window to front with bespoke fitted shutters, picture rail, original fireplace, radiator.

DINING ROOM

13' 1" x 10' 0" max (3.99m x 3.05m) (Approx) UPVC window to rear with bespoke fitted shutters, understair storage cupboard.

KITCHEN

17' 0" x 7' 0" max (5.18m x 2.13m) (Approx) UPVC window to side. Fitted with a range of eye level and base units with worktops over, part tiled, integrated fridge freezer and dishwasher, plumbing for washing machine, porcelain sink with drainer and stainless steel mixer tap over, induction hob with extractor over, eye level oven and microwave, spotlights, modern vertical radiator, UPVC patio door into garden.

WC

UPVC window to rear with bespoke fitted shutters, two piece suite comprising WC and vanity handbasin, radiator, spotlights.

LANDING

Galleried landing with loft access.

BEDROOM 1

13' 0" x 10' 0" max (3.96m x 3.05m) (Approx) UPVC window to front with bespoke fitted shutters, original fireplace, radiator.

BEDROOM 2

13' 1" x 7' 1" max (3.99m x 2.16m) (Approx) UPVC window to rear with bespoke fitted shutters, original fireplace, radiator.

SHOWER ROOM

Three piece suite comprising oversized walk-in waterfall shower, partly tiled, console basin with washstand, traditional style WC with high level cistern, UPVC window to rear with bespoke fitted shutters, chrome heated towel rail, spotlights.

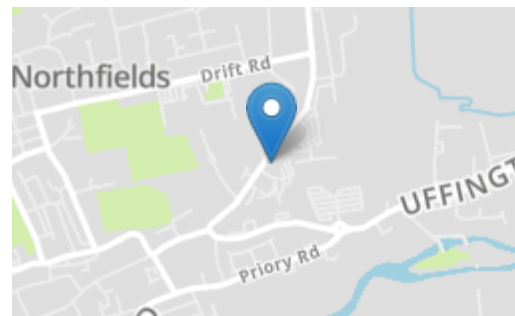
OUTSIDE

The front of the property is fully enclosed by low level walling and picket fencing with gated access to the rear garden.

To the rear of the property, there is a fully enclosed garden which has been beautifully landscaped by the current owner. It is mainly laid to lawn with mature shrub borders. There is patio providing a seating area.

AGENT NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		64	87
England, Scotland & Wales			
EU Directive 2002/91/EC			

