

# Richardson

12 High Street, St Martins  
Stamford, PE9 2LF

LETTINGS SPECIALISTS

**TO LET**

**£1,450 PCM**



- 3 Storey Town House
- First Floor Sitting Room
- Garage
- Close to Town Centre
- 2-3 Bedrooms/Study
- Kitchen Diner and Utility
- Neutrally decorated
- Energy Rating: D

Sheep Market, Stamford, Lincs, PE9 2RB



[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.co.uk)

**01780 758000**

## LOCATION

Stamford has a unique blend of history, stunning architecture and niche shopping. Additionally there are a range of both state and private schools nearby and within the town are the renowned Stamford Endowed Schools. With easy access of the A1 trunk road connecting to other major road networks. The city of Peterborough provides the main city rail links (London Kings Cross approx. 50-55 mins) and Stamford has the advantage of its own railway station which provides direct routes to Leicester and Birmingham.

## DESCRIPTION

Immaculately presented three bedroom town house, set over three floors, in excellent location close to town centre. The property is neutrally decorated and finished to a high standard with quality fixtures and fittings. The property benefits from gas central heating and a garage.

## ACCOMMODATION

### GARAGE

With automatic door, double socket and fluorescent tube light fitting. Inner pedestrian door to utility.

### HALLWAY

Wooden entrance door into hallway with tiled floor, leaded glazed window with secondary panel to the frontage, roller blind, radiator, stairs off to first floor and doors to:

### UTILITY ROOM 2.95m x 2.01m (9'8" x 6'7")

Tiled floor, wooden fronted base and wall mounted cupboards with chrome handles, granite worktop and tiled splash backs, stainless steel sink with mixer tap over, radiator, Wooden door to the rear and door into the garage.

### STUDY / BEDROOM 3 3.43m x 3.33m (11'3" x 10'11" )

Tiled floor, leaded window to the frontage with secondary glazing, decorative fireplace, curtains on a curtain pole and radiator.

### STAIRS TO FIRST FLOOR / LANDING

Carpeted, radiator on landing, doors to kitchen, sitting room and cloakroom. Window to frontage and stairs off to second floor.

### KITCHEN 3.61m x 3.30m (11'10" x 10'9" )

Tiled floor, wood fronted wall and base units with integrated fridge freezer and dishwasher, tiled splashbacks, stainless steel sink with mixer tap over and granite worktop. Leaded window to the frontage with secondary glazing and roller blind. Radiator. Door through to

### SITTING ROOM 5.18m x 3.33m (16'11" x 10'11" )

Fitted carpet, windows to the rear and side elevation with Venetian blinds and curtains on wooden curtain poles and feature fireplace with mirror over.

### CLOAKROOM

Tiled floor, low level WC and wash hand basin set in a vanity unit, fitted cupboards, one housing the gas fired boiler. Tiled walls, illuminated mirror and radiator.

### STAIRS TO SECOND FLOOR / LANDING

With fitted carpet. Leaded windows with secondary glazing to the frontage with curtains. Fitted wardrobe, radiator and doors to:

### BATHROOM 2.41 x 1.96 (2.410 Max x 1.948) (7'11" x 6'5")

Tiled floor and walls, four piece white suite comprising of panel bath, WC, wash hand basin set in a vanity unit with mixer tap over and separate shower cubicle with shower and glass bi-fold door. Cupboard and large illuminated mirror over wash hand basin. Single glazed window to the rear with Venetian blind fitted, radiator, towel rail and shaver point.

### BEDROOM 1 4.19m x 3.35m (13'8" x 10'11" )

Beige fitted carpet, UPVC double glazed window to the rear with Venetian blind over, curtains on a wooden curtain pole, radiator and fitted wardrobe with shelf and hanging rail.

### BEDROOM 2 3.63m x 3.33m (11'10" x 10'11" )

Beige fitted carpet, leaded window with secondary glazing to the frontage, curtains on a wooden curtain pole, radiator and fitted wardrobe with shelf and hanging rail.

## RENT

The rent is payable monthly in advance, by standing order.

## **DEPOSIT**

Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy. The deposit on this property is £1,673.

## **SERVICES**

Mains water, electricity and gas are connected.

## **TENURE**

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

## **COUNCIL TAX**

We understand from the Valuation Office Agency Website that the property has a Council Tax Band D.

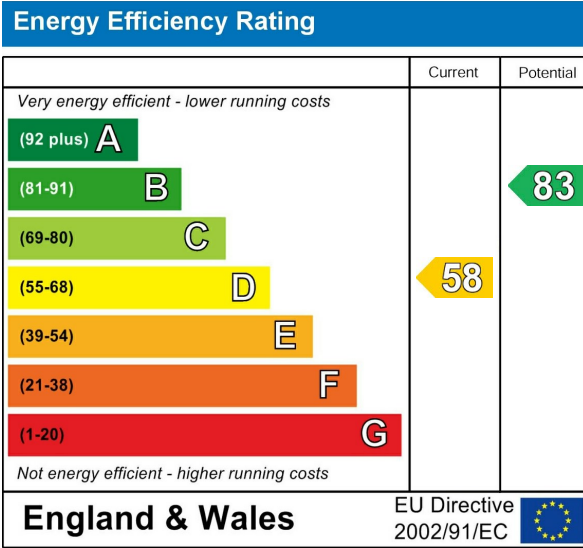
## **VIEWING**

All viewings strictly by appointment through Richardson, 01780 758000.

## **BROADBAND/MOBILE**

Broadband availability is Standard, Superfast and Ultrafast and mobile availability is via EE, Three, O2 and Vodafone, according to the Ofcom Checker.





Total area: approx. 132.1 sq. metres (1421.4 sq. feet)  
12 High Street St Martins, Stamford

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