

Richardson

25 Cherryholt Road
Stamford PE9 2EP

LETTINGS SPECIALISTS

TO LET

£1,800 PCMPCMX



- 3 Storey Townhouse
- 3 En Suite Bathrooms
- Open Plan Living to ground floor
- Minimum 1 Year Let
- 4 Bedrooms
- 2 Off Road Parking Spaces
- EPC C
- Within Walking Distance of Stamford Town Centre

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

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, Birmingham, Cambridge and Stansted.

DESCRIPTION

Extremely spacious and well presented 3 storey town house with open plan living to ground floor. Additional sitting room on 1st floor or 4th bedroom. Further 3 double bedrooms, all with ensuite. Master includes dressing room. Two off road parking spaces.

ENTRANCE HALLWAY

A light spacious area with stairs leading off to 1st floor. Recessed spot lighting, Carpeted

WC

Two piece suite with hand basin and WC, recessed spot lights and extractor fan.

KITCHEN/DINING/FAMILY ROOM 17'4" x 35'4" (5.29 x 10.77)

A wonderfully light and airy family entertaining space that just flows. Boasting a modern fitted kitchen with double oven, five ring gas burning hob and integrated Zanussi appliances including fridge/freezer, dishwasher and washer drier. A breakfast bar separates the kitchen from the dining/living area with ample space for a large table and further seating area. French doors open out into the low maintenance garden providing further entertaining space.

SITTING ROOM/BEDROOM 4 17'4" x 10'4" (5.3 x 3.16)

A versatile room which could be used as Bedroom 4 or equally as an additional sitting room and study area for working from home. Two sets of french doors give access to a balcony area overlooking the rear garden. There is also a useful walk in storage cupboard.

PRINCIPLE BEDROOM WITH ENSUITE AND WALK-IN WARDROB 11'6" x 12'2" (3.51 x 3.73)

Light and airy bedroom overlooking the front elevation with a superb walk in wardrobe (2.3m x 2.28m) with sliding robes and a well appointed en-suite with shower, basin and WC.

BEDROOM 2 WITH ENSUITE 17'3" x 11'5" (5.28 x 3.5)

Spacious light and airy carpeted bedroom with window overlooking rear aspect, ensuite bathroom with bath, basin and WC. The en suite is Jack and Jill and can also be utilised by Bedroom 4 from the external hallway.

BEDROOM 3 WITH ENSUITE 11'6" x 10'2" (3.51 x 3.10)

A lovely light room with window overlooking the front of the property, double built in wardrobes and a well appointed en suite bathroom with Shower, basin and WC

PRIVATE REAR GARDEN

A lovely low maintenance garden, with garden shed. Gated access to rear parking.

PARKING

Parking is provided for 2 vehicles to the rear of the property in a private residential only car park

SERVICES

Mains water, gas, electricity and drainage are connected

COUNCIL TAX

We are advised that the council tax for the property is Band F

TENURE

The property is available on an Assured Short Hold Tenancy Agreement as specified under the Housing Act 1988 and amended under the Housing Act 1996 for a minimum term of one year.

RENT

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.

VIEWINGS

Viewings are strictly by appointment through Richardson on 01780 758000.

A video tour of this property is available on request.

EPC

EPC Band C

BROADBAND/MOBILE

According to OFCOM:


Mobile networks available - EE, Three, O2 & Vodaphone

Broadband types available - Standard, Superfast & Ultrafast





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

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 arranging a sale.