



2 Meadowsweet
, Stamford, PE9 4DG
£1,100 PCM

Richardson

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, Stamford, PE9 4DG

A well presented, extended semi detached 3 bedroom family home located on the popular Rutland Heights development.

LOCATION

Stamford is an attractive town of predominately limestone properties nestling in the Welland Valley. The town offers excellent facilities and is within easy access of the A1 trunk road with connection to other major road networks. The city of Peterborough

DESCRIPTION

Modern semi detached family home comprising entrance hall, cloakroom, lounge diner, large kitchen dining room, 3 bedrooms and family bathroom. Gas central heating and recently fitted UPVC windows and doors. Front and rear gardens and off street parking.

ENTRANCE HALL

With access to cloakroom and lounge.

CLOAKROOM

5'9" x 2'6" (1.75 x 0.76)

With low level WC and wash hand basin.

LOUNGE

11'4" x 20'0" (3.45 x 6.10)

With window to frontage and patio doors to rear. Access to kitchen diner. Stairs to first floor.

KITCHEN DINER

24'3" x 11'9" (7.39 x 3.58)

Fitted with a range of modern wall mounted and base kitchen units. Dishwasher, oven and gas hob. Dual aspect room. Door to rear garden.

FIRST FLOOR

Landing with airing cupboard and loft access.

BEDROOM 1

11'8" x 11'0" (3.56 x 3.35)

With window to front and fitted wardrobe.

BEDROOM 2

12'2" x 8'6" (3.71 x 2.59)

With window to front.

BEDROOM 3

9'4" x 8'8" (2.84 x 2.64)

With window to rear.





BATHROOM

8'5" x 6'7" (2.57 x 2.01)

Fitted with a white three piece suite comprising panel bath with shower over, wash hand basin and low level WC. Bathroom cabinet. Window to rear.

OUTSIDE

Good size enclosed rear garden mainly laid to lawn with shrub borders and patio area with pergola. Garden shed. Side gate leading to open plan front garden with driveway providing off street parking.

COUNCIL TAX

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

VIEWING

All viewings are strictly by appointment through Richardson 01780 758000.

SERVICES

Mains water, electricity, gas and sewerage 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.

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.

BROADBAND/MOBILE

According to OFCOM:

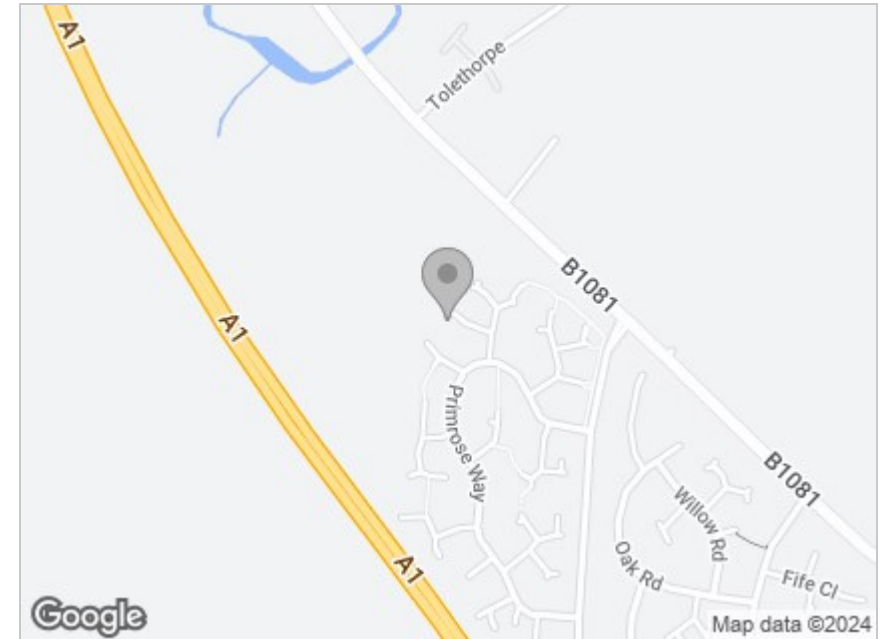
Mobile networks available - O2

Broadband types available - Standard, Superfast & Ultrafast

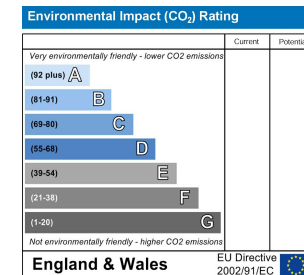
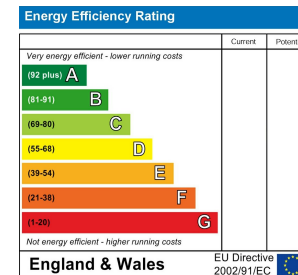
Floor Plan



Area Map



Energy Efficiency Graph



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.
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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 agreeing a sale.

Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433