

Richardson

2 Barn Hill Mews,
Stamford, PE9 2AE

LETTINGS SPECIALISTS

TO LET

£1,450 PCM



- Town Centre Location
- 3 Bedrooms
- Downstairs Cloakroom
- Long Term Let
- Character Stone Property
- 2 Bathrooms
- Separate Utility
- Available Now

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.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

Super 3 Bedroom character property set over 3 floors located in the heart of Stamford. This beautifully located town house, also has a separate large utility area and benefits from under floor heating on the ground floor.

ACCOMMODATION

ENTRANCE

Front door with steps down to entrance lobby with tiled floor and underfloor heating and access to kitchen diner and cloakroom. Stairs off to first floor sitting room.

KITCHEN/DINER 4.90m x 3.81m (16'1" x 12'6")

With white fitted kitchen units and shelving. Belfast sink and integrated appliances. Tiled floor. Window to frontage with shutters. Gas boiler.

CLOAKROOM

With toilet and wash hand basin. Tiled floor and splash-backs. Recessed shelving and cupboard.

FIRST FLOOR

SITTING ROOM 6.05m x 4.47m (19'10" x 14'8")

With fitted carpet and shelving unit. Sash window to frontage with shutters and Roman blind. Half staircase leads up to Bedroom One, just off the sitting room, and a full stairs up to second floor.

BEDROOM ONE 3.68m x 2.67m (12'1" x 8'9")

With fitted carpet and wardrobes. Sash window to frontage with shutters and full length curtains.

SECOND FLOOR

Landing area with fitted carpet and Velux window. Access to Bedroom 3 and steps leading up to Bedroom 2 and bathroom.

BEDROOM TWO 4.67m x 2.69m (15'4" x 8'10")

With wood effect laminate flooring, desk cupboard and Velux window to rear. Step up and door to:

BATHROOM

White bathroom suite comprising wash hand basin, panel bath with shower hose, close coupled WC and tiled splash-backs. Wood effect laminate flooring. Velux window to rear.

BEDROOM THREE 2.62m x 1.85m (8'7" x 6'1")

With fitted carpet, shelving and Velux windows to rear. Door to:

EN SUITE

Shower cubicle with Mira Atom thermostatic shower and tiled splash-backs. Wash hand basin and WC. Velux window. Wood effect laminate flooring.

GARAGE/UTILITY

With light and power and washing machine, ample shelving and laminate worktop with tiled splash-back.

TENURE

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

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SERVICES

Mains water, electricity, gas and sewerage are connected.

COUNCIL TAX

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

RENT

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

DEPOSIT

Five weeks' rent payable in advance to be returned after any deductions and without interest at the end of the tenancy.

VIEWINGS

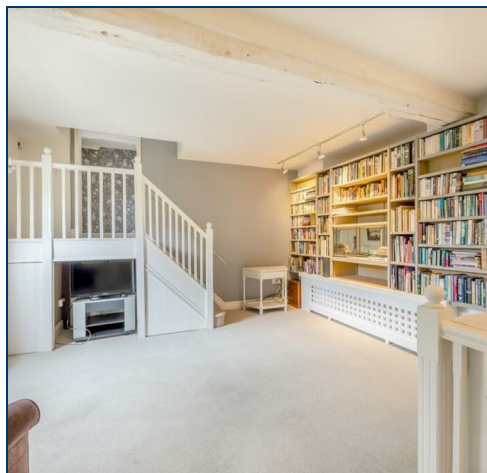
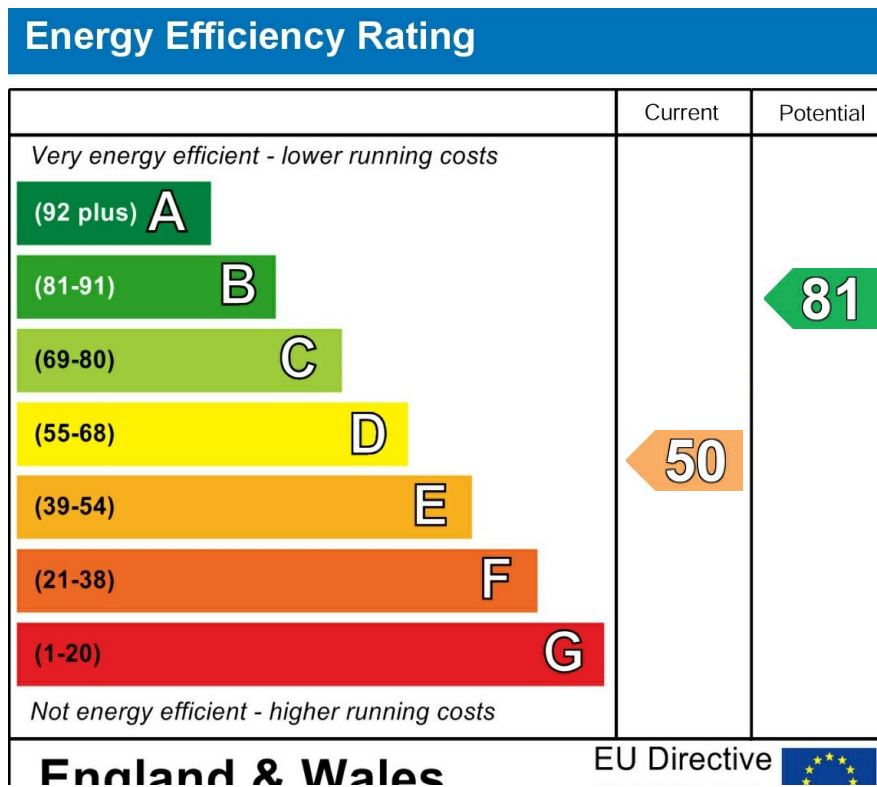
All viewings are strictly by appointment through Richardson on 01780 758000.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE and Three Limited, O2 and Vodafone Likely

Broadband types available - Standard, Superfast and Ultrafast



2 Barn Hill Mews, Stamford, Lincolnshire
 Approximate Gross Internal Area
 117 Sq M / 1259 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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