

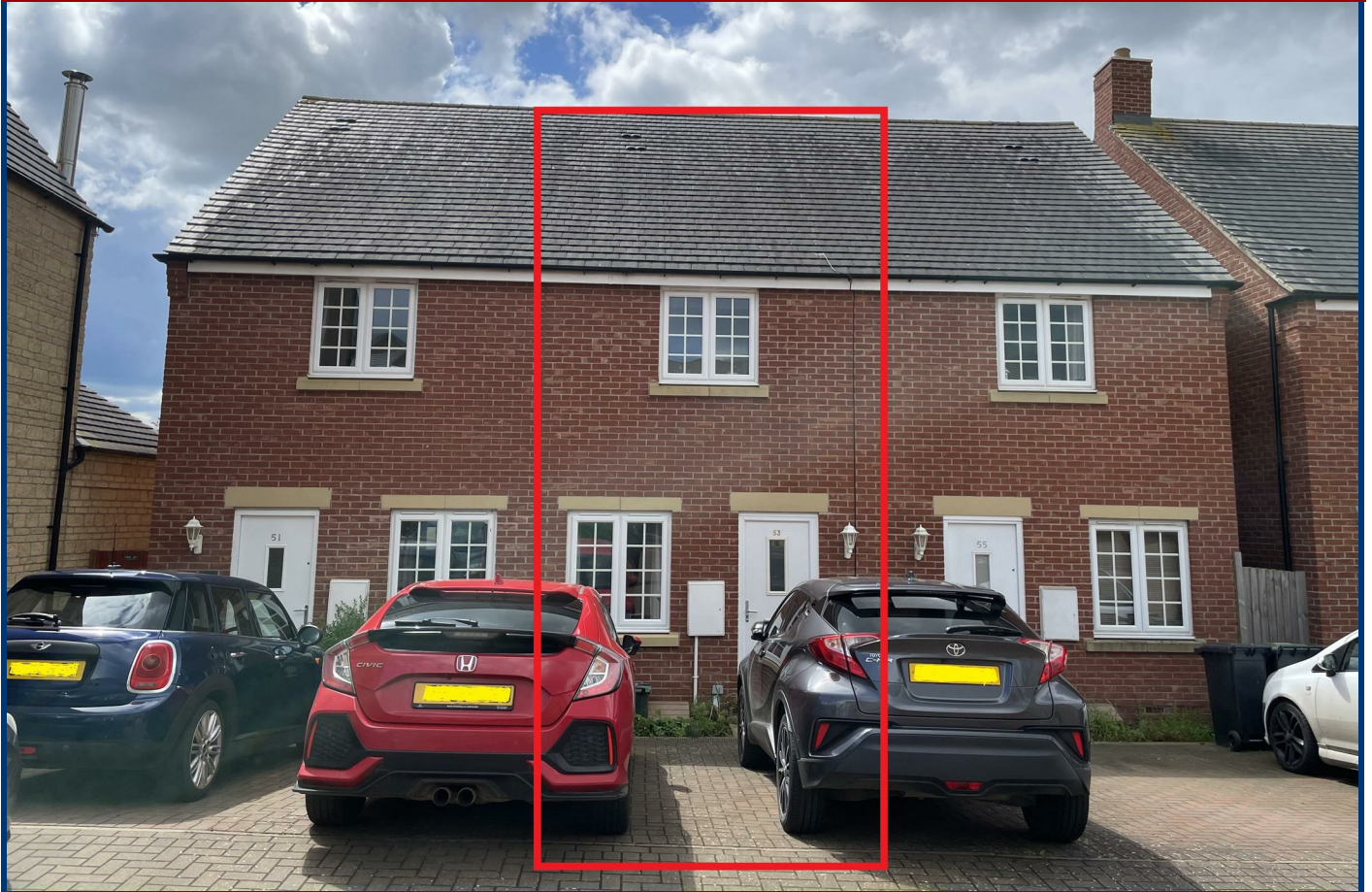
Richardson

53 Oak Lane,
Kings Cliffe, PE8 6YY

LETTINGS SPECIALISTS

TO LET

£875 PCM



- Mid Terrace House
- Two Double Bedrooms
- Allocated Parking for 2 Cars
- Double Glazed
- Enclosed Garden
- Energy Rating: C

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

LOCATION

Kings Cliffe is a pleasing village in an extremely pastoral and unspoilt area of the countryside, standing on The Willow Brook, a tributary of the River Nene. The village has many historical connections, not least its association with King John.

Within the village there are a number of local shops, small supermarket, post office, numerous public houses, Norman Church, primary school and local sports facilities. The A1/A1(M) approximately 5 miles distant and Peterborough 12-15 miles, with its frequent train service and inter-city service to London (King's Cross) taking approximately 50-55 minutes.

DESCRIPTION

Well presented, 2 bedroom modern terraced house with gas central heating, downstairs cloak room, enclosed split level garden and allocated parking for two cars.

ACCOMMODATION

Door to:

LOUNGE 4.85m x 3.67m (15'10" x 12'0")

Front entrance door and UPVC double glazed window to front, laminate flooring, radiator and stairs to first floor. Door to:

HALL

With radiator and doors to cloak room and kitchen.

CLOAK ROOM

Low level WC, wash hand basin and radiator.

KITCHEN 3.67m x 3.54m (12'0" x 11'7")

A range of base and wall units with wood effect laminate worktops and tiled splash-backs, stainless steel single bowl sink and drainer with mixer tap, electric oven and 4 ring gas hob with extractor fan over, plumbing for a dishwasher and washing machine, space for a fridge/freezer. Door to garden.

FIRST FLOOR LANDING

With fitted carpet and doors to bedrooms and bathroom.

BEDROOM 1 3.67m x 2.60m (12'0" x 8'6")

UPVC double glazed window to rear, radiator, fitted wardrobes and loft hatch.

BEDROOM 2 3.67m x 2.59m (12'0" x 8'5")

UPVC double glazed window to front and radiator.

BATHROOM

Panelled bath with shower over and tiled splash-backs, close coupled WC, wash hand basin and radiator.

OUTSIDE

Split level enclosed rear garden with shed and pedestrian gate. Allocated parking for two cars to frontage.

SERVICES

Mains water, electricity and gas are connected.

COUNCIL TAX

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

BROADBAND/MOBILE

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

TENURE

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

We are looking for a 12 month term for this property.

RENT

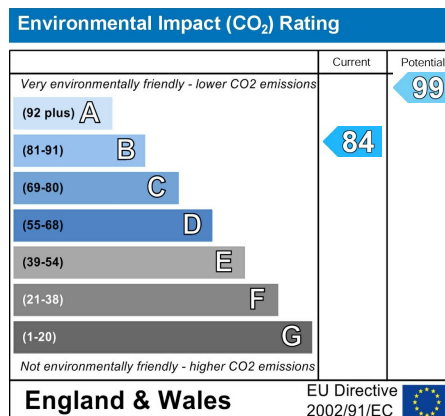
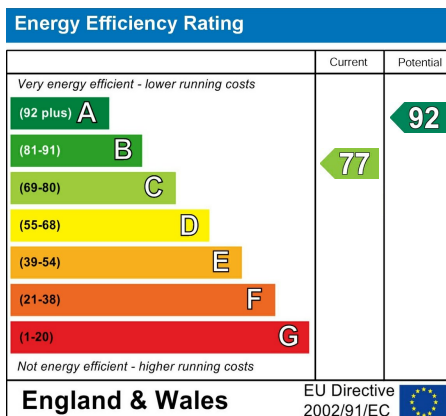
The rent is payable monthly in advance, by standing order.

DEPOSIT

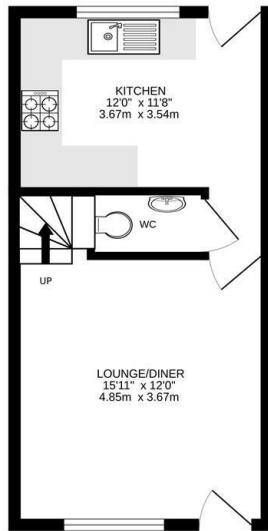
Five weeks' rent payable (£1,009) in advance to be returned after deductions and without interest at the end of the tenancy.

VIEWING

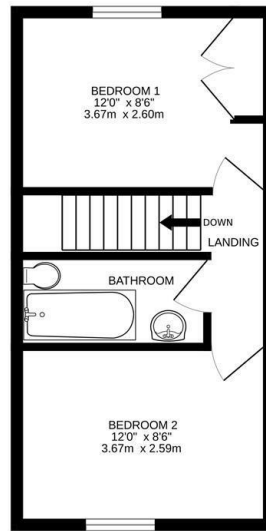
All viewings strictly by appointment through Richardson, 01780 758000.



GROUND FLOOR
294 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.
Made with Metropix C2024

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