

Richardson

39 West Street Gardens,
Stamford, PE9 2QB

LETTINGS SPECIALISTS

TO LET

£975 PCM



- Part Furnished
- 2 Bedroom Terraced House
- Fantastic Rear Garden
- Modern Kitchen/Bathroom
- Cul de sac Location
- Separate Utility Room
- Long Term Let
- Available Mid August

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

This lovely 2 bedroom end of terrace house is located in a quiet cul de sac and has a great sized rear garden. It's super location means it is only a short walk from the centre of Stamford. The town offers excellent facilities with plenty of independent cafes and restaurants, and is within easy access of the A1 with connections to other major road networks. The train station is only a 10 minute walk and provides main city rail links to Peterborough and London Kings Cross (approx. 50-55 mins) with cross country connections to Birmingham and Stansted.

DESCRIPTION

Entering through the front door, the main accommodation consists of a good sized sitting room, kitchen leading into a utility room, 2 bedrooms and main bathroom. There is a great outside space with enclosed lawns and patio areas. On road parking is available.

ACCOMMODATION:

SITTING ROOM

The light and airy sitting room has a feature fireplace with log burner to cosy up to on those cold winter evenings. Practical laminate flooring.

KITCHEN

Modern cream wall and base units are fitted in the kitchen and all appliances are included. There is a large walk in pantry for even more storage space. The tiled floor continues into the:

UTILITY ROOM

where the washing appliances are housed. A really useful space for coats and boots!

BEDROOM ONE

With grey fitted carpet this great size double bedroom at the front of the property also has a built in wardrobe and additional cupboard storage space.

BEDROOM TWO

The second bedroom at the rear of the property makes the perfect children's bedroom, guestroom or office/study. Grey fitted carpet and double glazed window overlooking the garden.

BATHROOM

The modern bathroom suite consists of bath with shower over, toilet, and pedestal hand basin. Heated towel rail, UPVC window to rear, and LVT flooring complete this room.

OUTSIDE SPACE

With a lawned area and path leading to the front of the property, it is the rear garden that is the main attraction! With lawned areas on several levels, there are also two spacious patio areas to choose from to sit in the sun, relax and enjoy this great outdoor space!

COUNCIL TAX

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

SERVICES

Mains water, electricity, gas and sewerage are connected.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE, Three, Vodaphone and O2

Broadband types available - Standard, Superfast & Ultrafast

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 any deductions and without interest at the end of the tenancy.

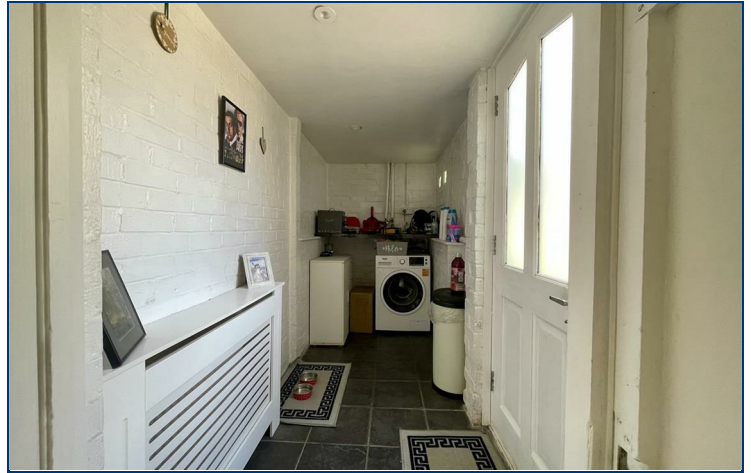
VIEWINGS

All viewings are strictly by appointment through Richardson on 01780 758000

EPC

Rating D





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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