

Richardson

34 Ross Drive
Stamford
PE9 2JF

LETTINGS SPECIALISTS

TO LET

£1,250 PCMX



- 3 Bedroom Detached House
- Kitchen Diner
- Master With En Suite
- Garage
- Newly decorated throughout
- New flooring
- Family Bathroom
- Enclosed Rear Garden

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 762433

LOCATION

Ross Drive is located on the Casterton Heights development off Belvoir Close, to the north of Stamford town centre.

ACCOMMODATION

Double fronted three bedroom detached property. Modern fixtures and fittings, double glazing, gas central heating, garage and enclosed garden.

ENTRANCE

Half glazed front door, newly decorated and brand new carpet, stairs to first floor.

LOUNGE 16'6" x 10'7"

Patio doors to rear garden and window to front. Newly decorated and brand new carpet.

KITCHEN/DINER

Fitted with a range of base and wall mounted units, electric oven and gas hob with extractor over. Stainless steel sink and drainer. Space for washing machine. Tiled floor. Door and window to rear garden. Window to front. Newly decorated.

CLOAKROOM

Two piece suite comprising low level WC and corner sink. Newly decorated.

STAIRS AND LANDING

Newly decorated and brand new carpet.

MASTER BEDROOM 10'8" x

With en-suite Shower Room and window to front. Newly decorated and brand new carpet.

EN-SUITE

Comprising thermostatic shower in shower cubicle, low level WC and wash hand basin. Heated towel rail. Window to front. Newly decorated.

BEDROOM 2 8'11" x 9'7"

Window to front. Newly decorated and brand new carpet.

BEDROOM 3 8'11" x 6'8"

Window to rear. Newly decorated and brand new carpet.

BATHROOM

White 3 piece suite comprising panel bath, low level WC and wash hand basin. Heated towel rail. Window to rear. Newly decorated.

OUTSIDE

Enclosed rear garden.

GARAGE

Up and Over door leading to

TENURE

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

SERVICES

Mains water, electricity, gas and sewerage are connected.

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.

COUNCIL TAX

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

VIEWING

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

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - O2 , EE, VODAPHONE

Broadband types available - Standard, Superfast & Ultrafast

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B		78	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			93
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	





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