

Richardson

LETTINGS SPECIALISTS

6 Chestnut Gardens,
Stamford, PE9 2JY

TO LET

£945 PCM



- Semi Detached House
- Modern Kitchen and Bathroom
- Upvc Double Glazing
- Enclosed Garden
- 2 Bedrooms
- Sitting Room
- Gas Central Heating
- Energy Rating: C

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

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 provides the main city rail links (London Kings Cross approx. 50-55 mins) Stamford also has the advantage of its own railway station which provides direct routes to Leicester and Birmingham.

DESCRIPTION

Well presented 2 bedroom semi detached house in popular location with good access to the A1. The property is neutrally decorated throughout and has Upvc double glazed windows, modern fitted kitchen and bathroom and gas central heating. Good size rear garden.

ENTRANCE HALL

White upvc front door into entrance hall with laminate flooring and stairs off to first floor. Radiator. Doorway to kitchen.

KITCHEN 3.01 x 2.97 max (9'10" x 9'8" max)

With laminate flooring, good range of grey fronted fitted kitchen cupboards with integrated fan oven, hob, extractor hood and laminate worktops. Stainless steel one and a half bowl sink and drainer with mixer tap over. Washing machine and fridge freezer. Double glazed window to front, gas boiler and radiator. Door to:

SITTING ROOM 3.969 x 3.361 (13'0" x 11'0")

With laminate flooring, fireplace surround and double glazed window to the rear. Understairs cupboard. Radiator. Half glazed door to garden.

STAIRS AND LANDING

With grey fitted carpet. Doors to bedrooms and bathroom.

BEDROOM 1 3.028 x 2.964 (9'11" x 9'8")

Grey fitted carpet, double glazed window to front, radiator and built in wardrobe.

BEDROOM 2 3.356 x 2.129 (11'0" x 6'11")

Double glazed window to rear, grey fitted carpet. double bed, radiator and loft hatch.

BATHROOM 2.396 max x 1.775 max (7'10" max x 5'9" max)

Fitted with a modern white 3 piece suite comprising close coupled WC, pedestal wash hand basin and panel bath with shower over. Vinyl flooring and double glazed window to side. Airing cupboard.

GARDEN

Good size enclosed rear garden with patio, raised beds and astro turf lawn.

COUNCIL TAX

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

SERVICES

Mains water, electricity, gas and sewerage are connected.

BROADBAND/MOBILE

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

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

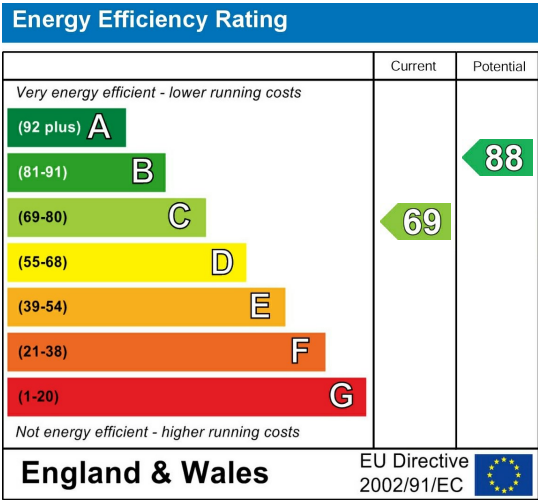
The rent is payable monthly in advance, by standing order.

DEPOSIT

5 weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy. The deposit on this property is £1,090.

VIEWING

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





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