



Rutland Terrace

Stamford, PE9 2QD

Offers In The Region Of £825,000

Richardson

Rutland Terrace

Stamford, PE9 2QD

An opportunity to acquire an attractive Regency Grade II Listed town house in one of Stamford's most iconic street scenes, with views towards the Stamford Meadows and the river. Within easy walking distance of the town centre, the 4 bedroom property offers well proportioned accommodation over three floors as well as a cellar. Retaining many period features the property features high ceilings and multi painted windows to the front with and Juliette Balconies from the drawing room to the first floor. Set back from the road with a dwarf wall and with topiary hedging to the front, a wide front door with a glass fan above opens to a wide reception room with elegant stairs off to the first floor and doorway to the cellar. To the ground floor is a front dining room with a lovely arched window, kitchen, small lobby with cloakroom off, snug with French doors to the gardens. At the 1/2 landing is a further cloakroom. To the first floor is the drawing room with lovely fire place and a pair of French doors giving access to the Juliette Balconies with views towards The Meadows. There is also a bedroom and a further flight of stairs to the second floor which has 3 bedrooms and a bathroom. To the rear is a split level courtyard garden with paved area and stone balustrade surround with covered passage way giving pedestrian access to West Street and doorway to the garaging with power roller door. The property has gas central heating and is offered with NO CHAIN.

Reception hall

Cellar
14'3" x 17'11" (4.35m x 5.47m)

Dining room
14'7" x 12'2" (4.45m x 3.73m)

Kitchen
11'11" x 11'7" (3.64m x 3.54m)

Small lobby

Cloakroom





Snug
13'5" x 9'0" (4.1m x 2.75m)

1/2 landing

Cloakroom

First floor landing

Drawing room
19'4" x 14'9" (5.9m x 4.5m)

Bedroom
12'7" x 12'4" (3.86m x 3.78m)

Second floor landing

Bedroom
12'5" x 8'8" (3.79m x 2.66m)

Bedroom
12'4" x 10'6" (3.76m x 3.22m)

Bedroom
12'5" x 7'6" (3.8m x 2.3m)

Bathroom

Garaging
19'0" x 15'1" (5.8m x 4.6m)

External details

Attractive forecourt front garden with topiary hedging with pathway to the front door with attractive glass fan above. Split level rear garden with paved courtyards and patios with stone balustrade surround with covered passage way giving access to the garaging with power roller door and access to North Street.

Services

All mains services are connected. Gas central heating

Council Tax

South Kesteven District Council Tax Band F

Communications

According to Ofcom Ultrafast Broadband is available.

According to Ofcom Mobile coverage is likely with O2, EE, Three & Vodafone

Agents notes

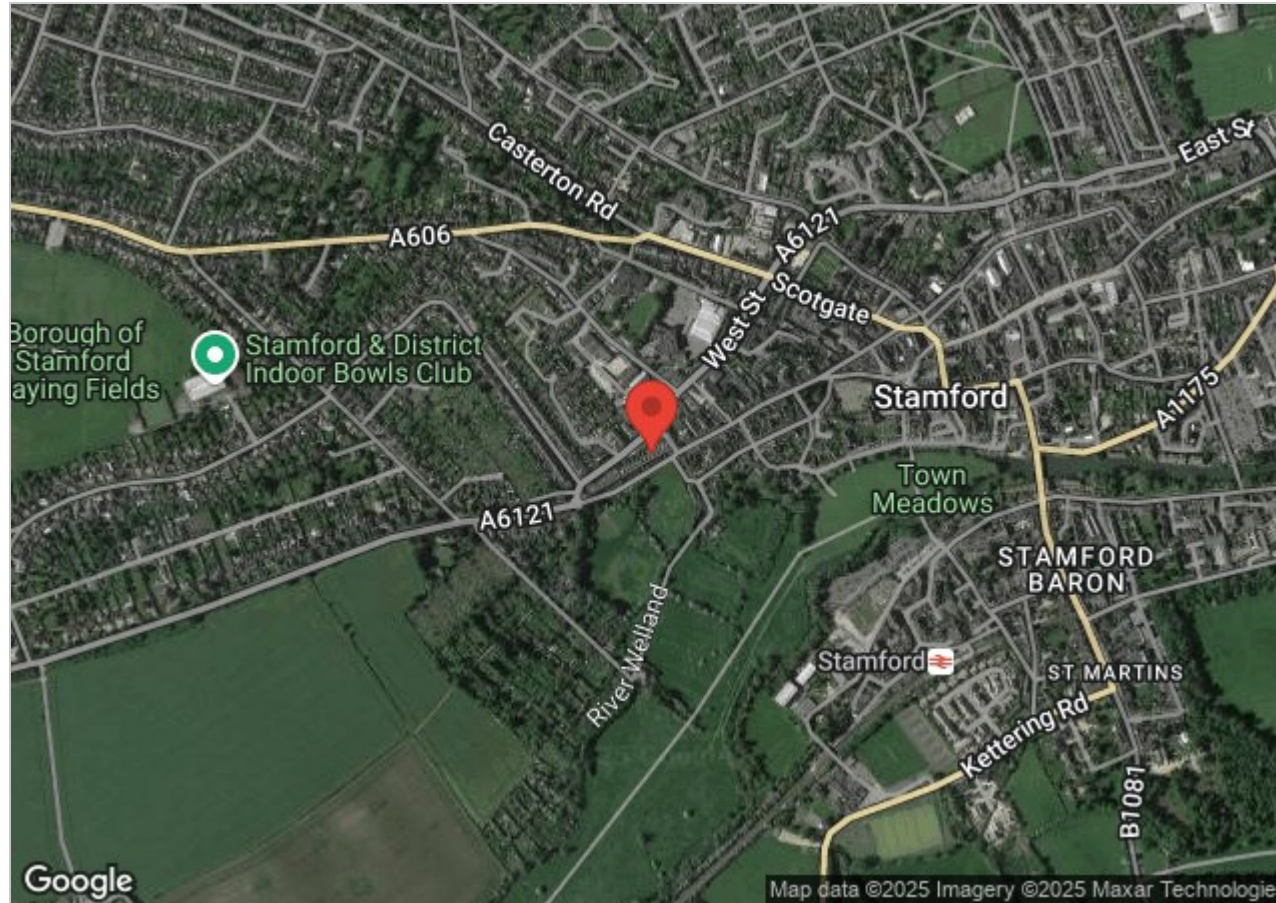
The property is Grade II Listed and is within Stamford Conservation area

Viewing

By telephone appointment with Richardson.
post@richardsonsurveyors.co.uk



Area Map



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433