

Richardson

LETTINGS SPECIALISTS

5 Banks Crescent
Stamford
PE9 1FF

TO LET

£925 PCMX



- Mid Terraced House
- Lounge/Diner
- Gas Central Heating
- Enclosed Rear Garden
- 2 Bedrooms
- Cloakroom
- Allocated Parking Space
- EPC Band C

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

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

A well presented, modern two bedroom mid-terrace house with gas central heating, UPVC double glazing, enclosed garden with patio and shed and allocated parking space.

ENTRANCE HALL

Front entrance door into hallway with stairs off leading to first floor. Doors to:

CLOAKROOM

Modern white suite comprising wash hand basin, close coupled WC, radiator and double glazed window to front.

KITCHEN 2.74m x 2.08m (9' x 6'10")

With a range of wall and base mounted units, gas hob with extractor hood over, single fan oven, one and a half bowl sink and drainer, laminate worktops with tiled splash-backs, space and plumbing for washing machine, space for fridge freezer, radiator and double glazed window to front.

LOUNGE 4.52m (max) x 4.27m (14'10" (max) x 14')

With fitted carpet, French doors with curtains and double glazed window with blind to rear, two radiators, under-stairs cupboard.

LANDING

With airing cupboard and doors to:

BEDROOM ONE 4.27m x 3.05m (14' x 10')

With fitted carpet and two double glazed windows to front with curtains and blind, radiator.

BEDROOM TWO 4.27m (max) x 2.13m (14' (max) x 7')

With fitted carpet, double glazed window to rear with blind, radiator, loft hatch.

BATHROOM

White three piece suite comprising close coupled WC, pedestal wash hand basin, bath with mixer tap and shower attachment, tiling and shower screen, double glazed window to rear.

OUTSIDE

To the rear is an enclosed garden with paved patio area, lawn and path to gated rear access. Garden shed.

There is allocated parking in a communal car park.

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.

BROADBAND/MOBILE

According to the Ofcom Checker Broadband availability is Standard, Superfast and Ultrafast and mobile availability is likely via EE, 02 and Vodafone and limited via Three.

RENT

The rent is payable monthly in advance by standing order.

DEPOSIT

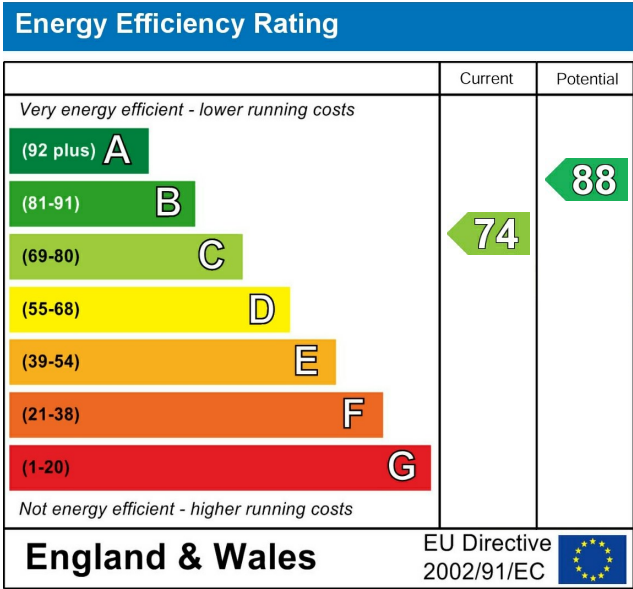
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy. The deposit on this property is £1,067.

COUNCIL TAX

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

VIEWINGS

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





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