

Richardson

104 Conduit Road,
Stamford, PE9 1QL

LETTINGS SPECIALISTS

TO LET

£1,495 PCM



- Extended Town House
- 3 Double Bedrooms
- Modern Bathroom & En Suite
- Lounge Diner
- Carpets and Blinds
- Courtyard Garden
- Gas Central Heating
- EPC Band D

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



www.richardsonestateagents.co.uk

01780 758000

LOCATION

Stamford has a unique blend of history, stunning architecture and niche shopping. There are a range of both state and private schools nearby and within the town are the renowned Stamford Endowed Schools. With easy access of the A1 trunk road connecting to other major road networks. The city of Peterborough provides the main city rail links (London Kings Cross approx. 50-55 mins) and Stamford has the advantage of its own railway station which provides direct routes to Leicester and Birmingham.

DESCRIPTION

Beautifully refurbished and extended 3 bedroom town house in popular location to the north of the town centre. The property comprises entrance hall, lounge diner, kitchen and cloakroom on the ground floor, 2 double bedrooms, en suite and bathroom on the first floor and additional bedroom/study on the second floor. Outside there is a courtyard garden.

ENTRANCE HALL

With part tiled and part carpeted floor, door to lounge diner and stairs off to first floor. Understairs cupboard.

LOUNGE DINER 26'3" x 10'10" max

Narrowing to 2.386m

With dual aspect windows to front and rear with Roman blinds, fitted carpet and built-in cupboards with shelving above.

KITCHEN 22'2" x 8'7"

Fitted with a range of cupboards, wooden worktops and upstands, Belfast sink, range cooker, integrated fridge freezer, dishwasher, washing machine. 3 windows and back door to side and door off to cloakroom. Pantry cupboard.

CLOAKROOM 7'6" x 2'8"

2 piece white suite comprising close coupled WC and wash hand basin set in vanity unit. Heated towel rail. Window to rear.

FIRST FLOOR

With fitted carpet, doors to two bedrooms and bathroom and stairs off to second floor.

BEDROOM 1 14'8" max x 11'2"

Sash window to frontage with Roman blind, fitted carpet and door to en suite.

EN-SUITE 8'3" x 3'3"

White 3 piece suite comprising close coupled WC, pedestal wash hand basin and double size shower cubicle with glass sliding door and thermostatic shower. Heated towel rail.

BATHROOM 8'3" x 7'10"

White 4 piece suite comprising panel bath, pedestal wash hand basin, close coupled WC, double shower cubicle with glass sliding door and thermostatic shower. Heated towel rail and frosted window to rear.

BEDROOM 2 12'3" x 8'8"

2 windows to side elevation with Roman blinds. Fitted carpet.

SECOND FLOOR

BEDROOM 3 12'8" narrowing to 9'3" x 15'5"

With fitted carpet and 2 Velux roof lights to rear with integrated blinds. Eaves room with reduced head height.

GARDEN

To the rear of the property is an enclosed courtyard garden.

COUNCIL TAX

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

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 02 and limited via Three and Vodafone.

RENT

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

DEPOSIT

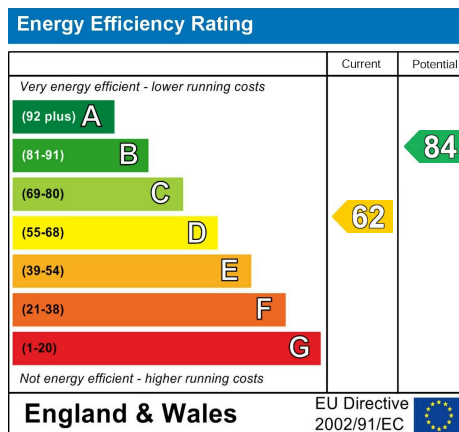
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy. The deposit amount for this property is £1,725.

TENURE

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

VIEWING

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





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