

# Richardson

LETTINGS SPECIALISTS

3 Cobblestone Yard,  
Stamford, PE9 2RD

**TO LET**

**£1,350 PCM**



- Town Centre Barn Conversion
- Underfloor Heating
- 2 Double Beds/1 Bath
- Fitted To A High Standard
- Lounge/Kitchen/Dining
- Gas Central Heating
- Private Patio
- Energy Rating: C

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



[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.co.uk)

**01780 758000**

## LOCATION

Stamford is an attractive town of predominately limestone properties nestled 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) and Stamford has the advantage of its own railway station which provides direct routes to Leicester and Birmingham.

Cobblestone Yard was renovated in 2016 and offers a secure, private development located on the picturesque Bath Row. No 3 has views down to the River Welland and across the Town Meadows. The shops and Town Centre are a short walking distance from Cobblestone Yard whilst Bath Row currently offers free short stay and overnight car parking.

## DESCRIPTION

The property comprises a barn conversion finished to a very high standard. Cobblestone Yard has a secure, gated access offering excellent security. Gas fired central heating with underfloor heating to ground floor and radiators to bedrooms.

## GROUND FLOOR

Front door giving access to modern, open plan lounge/kitchen/dining area and utility room. Chrome bezelled down-lighting throughout and Porcelanosa Rodano Acero ceramic tiled ground floor.

## LOUNGE/KITCHEN/DINING

Contemporary Planar Grey kitchen (with breakfast bar island unit) and pine effect worktop. Integrated dishwasher, fridge, and stainless steel electric oven, gas hob and extractor. Stairs off to first floor landing. Understairs cupboard.

## UTILITY ROOM

With matching unit and worktop to kitchen, stainless steel sink and window to rear. Ideal Logic combi gas boiler. Space and plumbing for 2 appliances.

## FIRST FLOOR

Oak floor throughout.

## BEDROOM 1

A large Double size with window to front elevation and full height vaulted ceiling with exposed, original oak beams.

## BEDROOM 2

Double size with window to front elevation and full height vaulted ceiling with exposed, original oak beams.

## BATHROOM

Fitted to a high standard with 1200 x 900 low rise shower tray with glass surround and kubix chrome thermostatic mixer. Concealed cistern with wall hung soft close WC pan and semi recessed wash hand basin with chrome mixer tap. Rodez bath with Abode chrome monobloc mixer tap. Anthracite towel rail. Porcelanosa Rodano Acero ceramic tiled floor.

## EXTERNAL

Private Patio laid with stone paving.

## SERVICES

Mains water, electricity, gas and sewerage are connected. BT Infinity Broadband available in area with reported download speeds of 71Mb.

## TENURE

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

## COUNCIL TAX

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

## RENT

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

## DEPOSIT

Five weeks' rent payable in advance.

## VIEWING

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

## BROADBAND/MOBILE

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







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