

Richardson

16 Austin Street,
Stamford, PE9 2QP

LETTINGS SPECIALISTS

TO LET

£1,195 Per Calendar Month



- Victorian Terrace
- Period Features
- Downstairs Bathroom
- Centrally Located
- Solid Wood Flooring Throughout
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Oversized Garage

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



www.richardsonestateagents.co.uk

01780 758000

LOCATION

Tucked away on a quiet lane ,within the historic conversation area, of the Georgian Market town of Stamford.

DESCRIPTION

Attractive limestone 2 Bedroom character property set over 2 floors. Positioned in a peaceful location but still close enough to enjoy the vivacity of Stamford. If that wasn't enough the cottage comes with an oversized garage which is easily accessed from the enclosed courtyard garden. The property has been fitted throughout with quality teak flooring.

SITTING ROOM

With solid teak flooring and inbuilt shelving. Feature fireplace with electric wood burning effect stove. Sash window to frontage with blinds. Door leading to|

KITCHEN/BREAKFAST ROOM

Classic cream Shaker kitchen units with modern metro tiles above. Serviced by an electric fan oven and ceramic hob. Ample storage in a further cupboard ticked away under the stairs. Solid teak flooring. Doors leading to utility and stairs.

UTILITY AREA

Compact but useful area for a washing machine/dishwasher, ample shelving and laminate worktop. Doors leading to courtyard and bathroom.

BATHROOM

Modern white bathroom suite comprising wash hand basin, panel bath with shower over, close coupled WC and tiled splash-backs. Solid teak flooring flooring. Upvc window to rear.

STAIRS

Door leading to curved staircase leading to 1st floor.

1ST FLOOR LANDING

Landing area with doors to Bedroom 1 & 2.

BEDROOM ONE

Light and airy double bedroom with sash window to front aspect.

BEDROOM TWO

Further double bedroom with casement window overlooking the courtyard below. Walk in wardrobe with window. Solid teak flooring.

COURTYARD GARDEN

Enclosed garden with storage area and gate leading to the garage

GARAGE

Up and over door. Accessed from St Peter Street.

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.

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 to be returned after any deductions and without interest at the end of the tenancy.

VIEWINGS

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

BROADBAND/MOBILE

According to OFCOM:

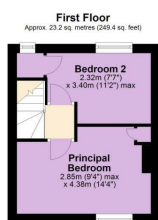
Mobile networks available - EE and Three Limited, O2 and Vodafone Likely

Broadband types available - Standard, Superfast and Ultrafast

EPC

Rating D





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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