

Richardson

18 Carisbrooke Grove,
Stamford, PE9 2GF

LETTINGS SPECIALISTS

TO LET

£950 PCM



- Mid Terrace House
- Gas Central Heating
- Enclosed Garden with Shed
- Pets Considered
- Two Bedrooms
- Cloakroom
- Allocated Parking Space
- Energy Rating: TBC

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



www.richardsonestateagents.co.uk

01780 758000

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) and Stamford has the advantage of its own railway station which provides direct routes to Leicester and Birmingham.

DESCRIPTION

A modern two bedroom mid terrace house situated in a quiet cul-de-sac with easy access to the A1 and Stamford town centre. The property benefits from gas central heating and double glazing. Enclosed rear garden and allocated parking space to the front.

ENTRANCE HALL

Front entrance door with canopy porch over leading into the hallway with fitted carpet and access to kitchen, cloakroom, understairs cupboard and sitting room.

KITCHEN 2.84 x 1.83 (9'4" x 6'0")

Fitted with a range of base and eye level units. Integrated oven and gas hob. Window to front elevation.

CLOAKROOM

With two piece suite and window to the front elevation.

SITTING ROOM 4.57 x 3.78 (15'0" x 12'5")

With fitted carpet, patio doors to the rear garden and stairs to first floor.

LANDING

With fitted carpet and access to both bedrooms and bathroom. Loft hatch.

BEDROOM 1 3.84 x 2.74 widening 3.4 (12'7" x 9'0" widening 11'2")

With fitted carpet, window to rear. Airing cupboard.

BEDROOM 2 3.78 x 2.69 (12'5" x 8'10")

With fitted carpet and two windows to front elevation.

BATHROOM

White three piece suite comprising panel bath with shower over, pedestal wash hand basin and close coupled WC.

OUTSIDE

Low maintenance enclosed rear garden mainly laid to lawn with garden shed. To the front of the property is an allocated parking space.

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.

TENURE

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

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.

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. Mobile availability is good outdoor and variable in-home via EE and Vodafone and Good outdoor via O2 and Three.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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