

LETTINGS SPECIALISTS

TO LET

£1,295 PCM



- Terraced Town House
- Modern Fitted Kitchen
- Gas Central Heating
- Enclosed Garden with rear access
- 2 Double Bedrooms
- Set Over 4 Floors
- Shower Room with Double Shower
- Energy Rating: D

Sheep Market, Stamford, Lincs, PE9 2RB

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

Fully refurbished Grade II Listed 2 bedroom stone town house set over 4 floors comprising modern kitchen diner with integrated appliances, sitting room. 2 double bedrooms, shower room and enclosed rear garden. Excellent town centre location close to the High Street.

ACCOMMODATION

Wooden front entrance door leading to:

SITTING ROOM 4.42m max x 4.57m (14'6" max x 14'11")

With dual aspect windows with Roman blinds, fitted carpet, radiator, feature beams and recessed spot lighting. Stairs off to lower ground floor and first floor.

KITCHEN DINER 4.45m x 4.09m max (14'7" x 13'5" max)

Located on the lower ground floor. Fitted with beige fronted base and eye level units and wood block worktops. Range cooker with extractor over, integrated fridge freezer, washer drier, dishwasher, ceramic sink and drainer with mixer tap over, feature beam, recessed spotlights and radiator. Window and door to rear garden.

STAIRS TO FIRST FLOOR LANDING

With stairs off to second floor and window to rear.

BEDROOM 1 4.50m x 2.90m (14'9" x 9'6")

With fitted carpet, sash window to front with Roman blind, radiator and 2 ceiling beams.

SHOWER ROOM

Double shower cubicle with glass sliding door and fixed rainfall shower head and separate hand held hose attachment. Modern white wash hand basin and WC. Tiled splashbacks. Window to rear, wood effect laminate flooring, heated ladder style radiator and recessed spotlights.

UNDERSTAIRS CUPBOARD

Housing Vaillant gas boiler.

SECOND FLOOR

BEDROOM 2 4.52m max x 3.99m max (14'9" max x 13'1" max)

With fitted carpet, window to front with Roman blind, radiator, built in storage cupboard, loft hatch, sloping ceiling and recessed spotlights.

REAR GARDEN

Enclosed garden with rear pedestrian access. Large decking area with gravel / shrub borders. Brick built bin store.

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.

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.

COUNCIL TAX

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

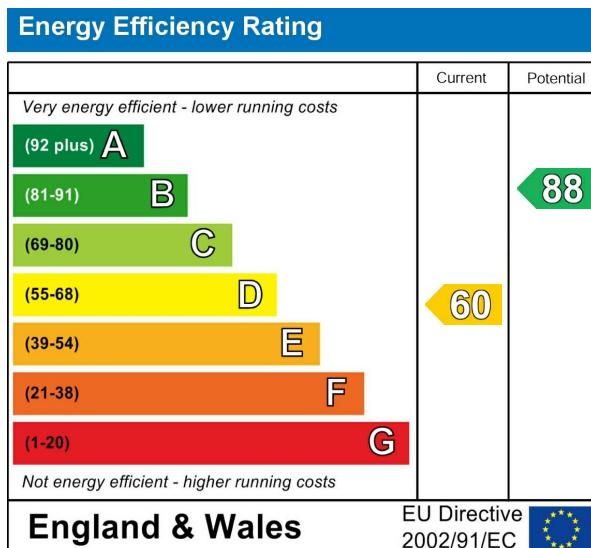
VIEWING

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

MOBILE/BROADBAND

According to OFCOM:

Mobile networks - EE & Three - Good outdoor, variable in-home, O2 & Vodaphone - Good outdoor
Broadband available - Standard, Superfast & Ultrafast





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.