

Richardson

44 St Leonards Street,
Stamford, PE9 2HN

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



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

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

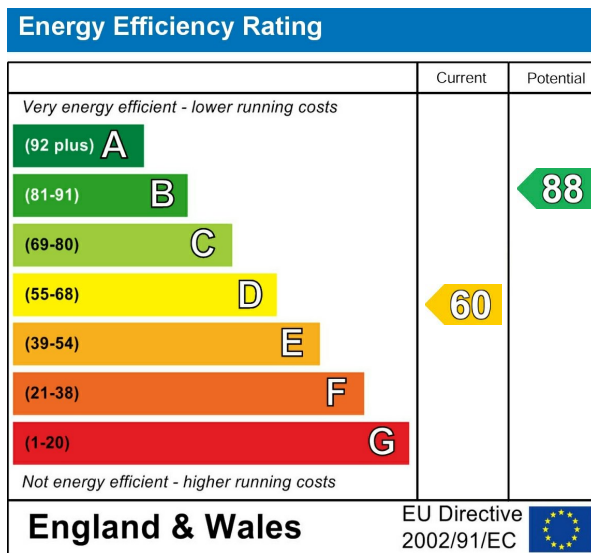
All viewings are strictly by appointment through Richardson on 01780 758000.

MOBILE/BROADBAND

According to OFCOM:

Mobile networks - EE & Three - Good outdoor, variable in-home, O2 & Vodafone - Good outdoor

Broadband available - Standard, Superfast & Ultrafast





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