

LETTINGS SPECIALISTS

TO LET

£1,075 PCM



- 3 Bedroom House
- Cloakroom
- Double Glazing
- Enclosed Garden
- Modern Kitchen & Bathroom
- Gas Central Heating
- Allocated Parking Space
- EPC Band: C

Sheep Market, Stamford, Lincs, PE9 2RB

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 is approximately 14 miles away, with mainline trains to London Kings Cross.

DESCRIPTION

A modern, well presented house comprising entrance hall, kitchen, sitting room and cloakroom to the ground floor and 3 bedrooms and bathroom to the first floor. Enclosed garden and allocated parking space. The property benefits from gas fired central heating and double glazing.

GROUND FLOOR

Canopy over front entrance door leading into hallway with laminate wood effect flooring and radiator. Access to kitchen, sitting room and cloakroom. Stairs to first floor with fitted carpet.

KITCHEN 3.73 x 2.44 (12'3" x 8'0")

Fitted with a range of base and eye level units, laminate worktops with tiled splashbacks and stainless steel 1½ bowl sink and drainer. Built-in oven, and hob. Fridge freezer and dishwasher. Recess and plumbing for washing machine. Tiled floor. Window to front with Roman blind. Radiator.

SITTING ROOM 4.67 x 3.61 (15'4" x 11'10")

With laminate wood effect flooring, windows and French door to rear garden. Gas fire with feature surround. Radiator. Understairs storage cupboard.

CLOAKROOM

White two piece suite comprising close coupled WC and wash hand basin. Window to frontage. Laminate wood effect flooring and radiator.

FIRST FLOOR

Landing with fitted carpet and airing cupboard. Access to:

BEDROOM 1 4.47 x 2.49 (14'8" x 8'2")

With fitted carpet, radiator and window to rear.

BEDROOM 2 2.95 x 2.51 (9'8" x 8'3")

With fitted carpet, window to frontage and radiator.

BEDROOM 3 2.51 x 2.06 (8'3" x 6'9")

With fitted carpet, radiator and window to rear with Roman blind.

BATHROOM 2.06 x 2.03 (6'9" x 6'8")

With tiled floor, white three piece suite comprising panel bath, close coupled WC and pedestal wash hand basin. Shower over bath and glass shower screen. Large mirror. Heated towel rail. Skylight.

OUTSIDE

Enclosed rear garden with gated access, mainly laid to lawn with patio area, raised bed and path. Garden storage box. Allocated parking space.

COUNCIL TAX

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

SERVICES

Mains water, electricity, gas and sewerage are connected.

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

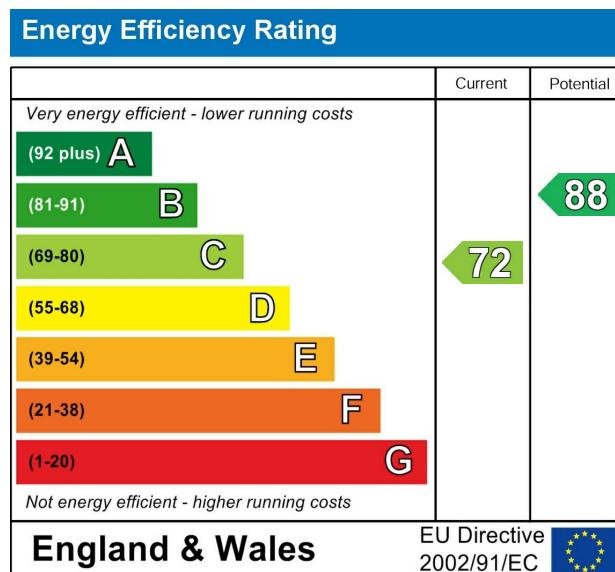
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy. The deposit on this property is £1,240.

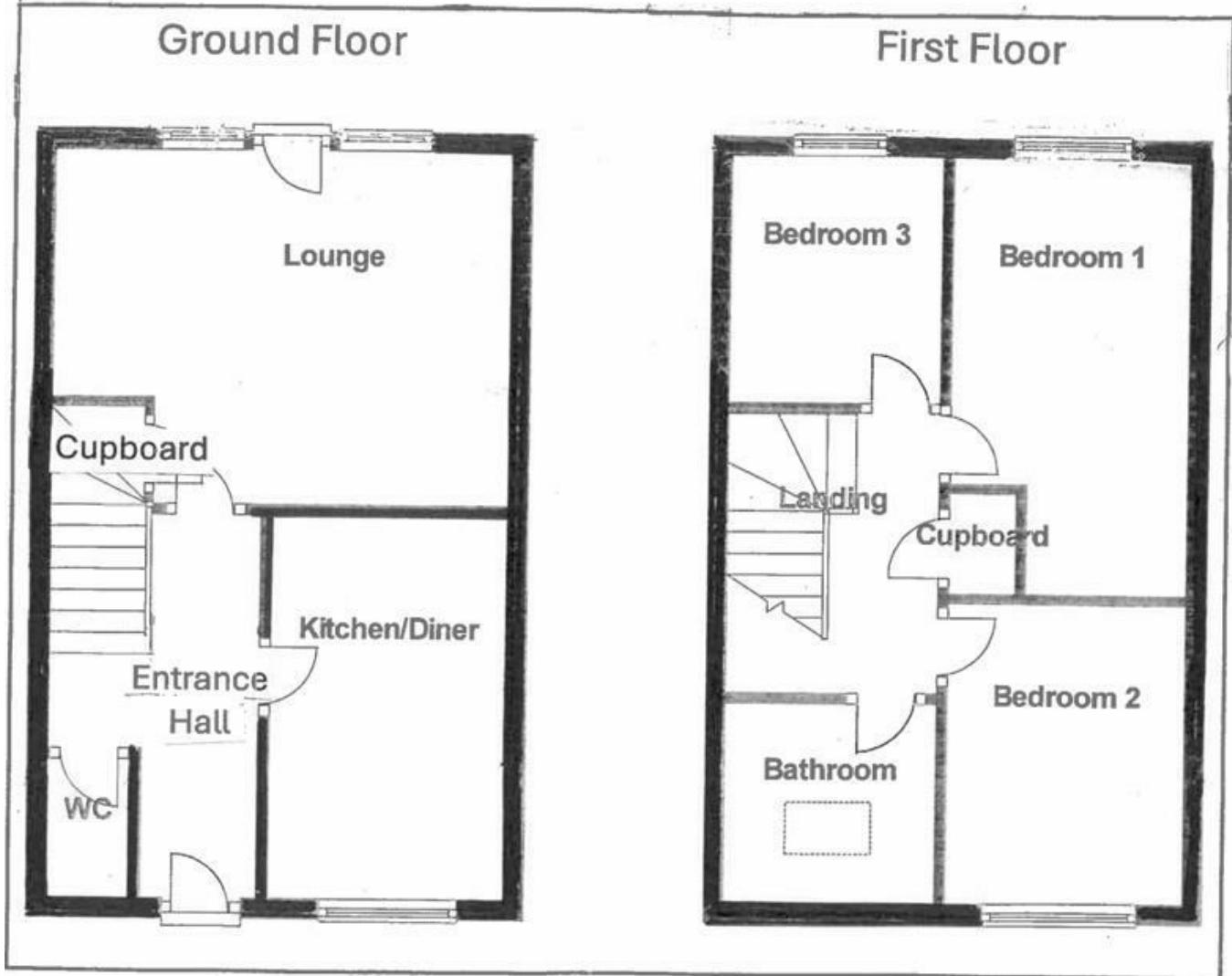
VIEWING

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 good outdoor and in-home via EE and good outdoor via 02, Three and Vodafone.





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.