

Richardson

11 Christ Church Close,
Stamford, PE9 1HS

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



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 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

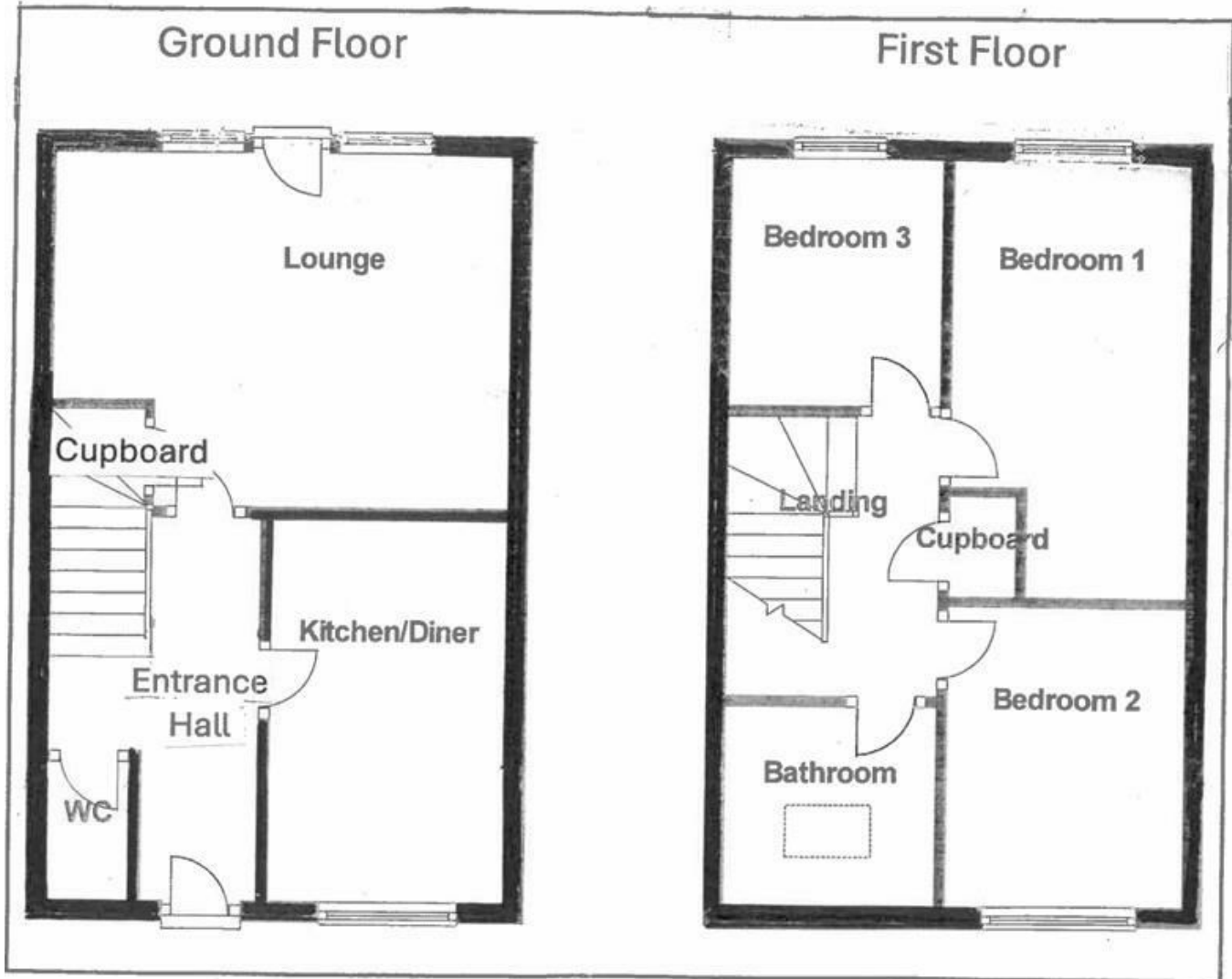
All viewings are strictly by appointment through Richardson on 01780 758000.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(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	





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