

Richardson

69 Ryhall Road,
Stamford, PE9 1UJ

LETTINGS SPECIALISTS

TO LET

£1,045 PCM



- Mid Terraced Property
- Gas Central Heating
- Popular Location
- Modern Bathroom Suite
- 3 Bedrooms
- 2 Reception Rooms
- Good Size Rear Garden
- Energy Rating: Band D

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



www.richardsonstateagents.co.uk

01780 758000

LOCATION

Stamford is an attractive town of predominantly 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) Stamford also has the advantage of its own railway station which provides direct routes to Leicester and Birmingham.

SITTING ROOM 3.99 x 3.26 (13'1" x 10'8")

Ornamental fireplace with wooden surround. Recess either side of fireplace with fitted shelving. Bay window to front elevation. Double panel radiator. Wooden floor.

DINING ROOM 3.98 x 3.31 (13'0" x 10'10")

With brick feature fireplace, window to rear garden. Double panel radiator. Wooden floor. Understairs cupboard.

KITCHEN 2.35 x 2.07 (7'8" x 6'9")

Fully fitted kitchen with a range of base and eye level units. Cooker with electric oven and gas hob, sink unit, under counter fridge and washing machine. Tiled floor. Upvc door and window to garden. Door to:

BATHROOM 2.08 x 1.68 (6'10" x 5'6")

With modern white three piece bathroom suite comprising panel bath with electric shower over, wash hand basin and WC. Cupboard housing combi-boiler. Window to rear.

BEDROOM 1 4.01 x 3.32 (13'1" x 10'10")

Double bedroom with fitted carpet and window overlooking rear garden, double panel radiator, storage cupboard and ornamental fireplace.

BEDROOM 2 2.73 x 2.37 (8'11" x 7'9")

Double bedroom with fitted carpet and window to front, double panel radiator, storage cupboard with shelving.

BEDROOM 3 3.22 x 2.21 (10'6" x 7'3")

Single bedroom with window to front, double panel radiator and ornamental fireplace.

OUTSIDE

Front and rear gardens. The rear garden has patio areas, a large lawn and garden shed.

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

We understand that mains water, electricity, gas and drainage 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. The deposit on this property is £1,205.

COUNCIL TAX

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

SERVICES

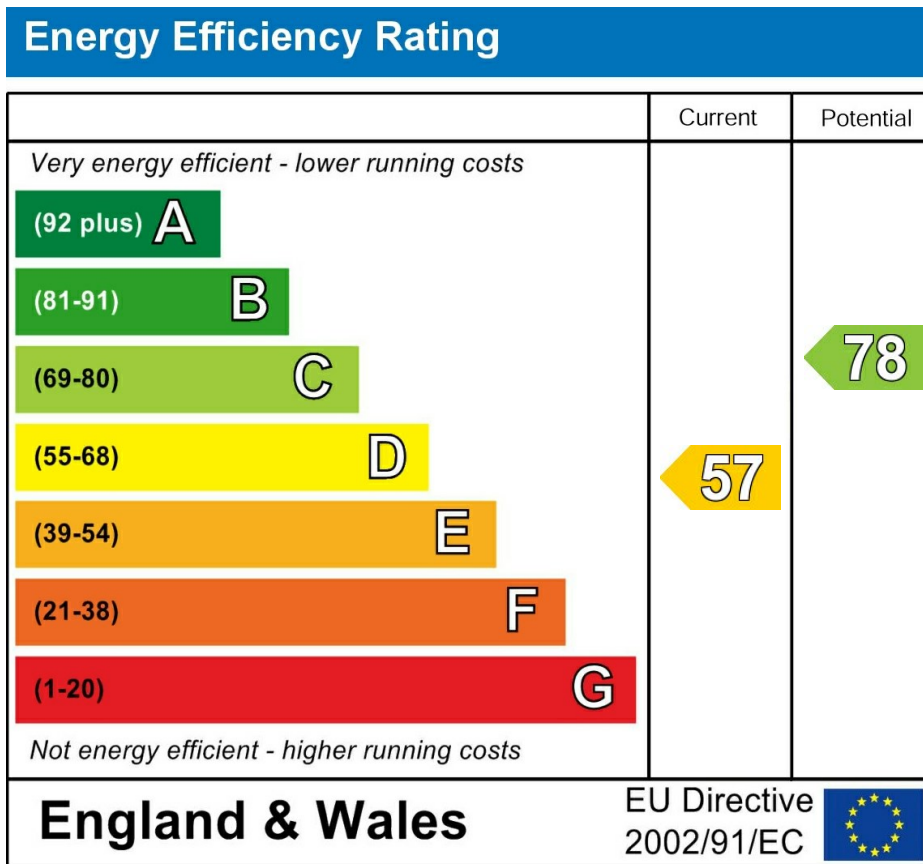
Mains water, electricity, gas and drainage are connected.

VIEWING

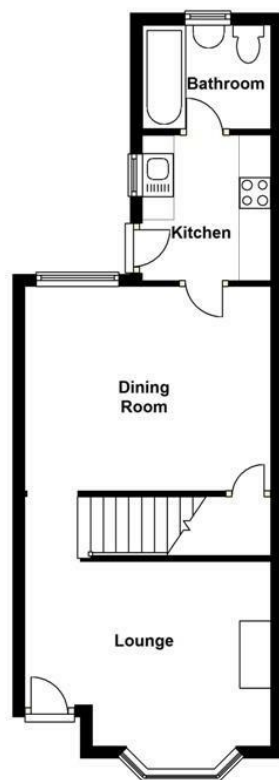
All viewings are strictly by appointment through Richardson on 01780 758000.

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 Three and variable outdoor via 02 and Vodafone.



Ground Floor



First Floor



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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.
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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.