

Richardson

25 Burleigh Road,
St. Ives, PE27 3DF

LETTINGS SPECIALISTS

TO LET

£1,525 PCM



- Detached House
- 2 Reception Rooms
- Double Glazing
- Off Street Parking for 2 Cars
- 3 Bedrooms
- Gas Central Heating
- Single Garage
- Energy Rating: D

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 762433

LOCATION

The property is located in the charming market town of St Ives, on the popular Burleigh Hill development, to the northern edge of the town.

DESCRIPTION

A well-presented and extended detached house comprising entrance hall, lounge, dining room, kitchen/breakfast room and cloakroom on the ground floor and three bedrooms and bathroom on the first floor. Single garage and gardens to front and rear. The property benefits from gas central heating and double glazing throughout.

ACCOMMODATION

GROUND FLOOR

UPVC entrance door to porch area with windows to front and side. Part glazed door into entrance hall with access to lounge, kitchen/breakfast room, cloakroom and stairs to first floor.

LOUNGE 3.96m x 6.55m (12'11" x 21'5")

Bay window to frontage, electric fire set in decorative surround, two radiators, part glazed doors to dining room.

DINING ROOM 3.05m x 3.00m (10'0" x 9'10")

French doors and window to rear garden, fitted carpet, radiator, phone point.

KITCHEN 2.87m x 2.64m (9'4" x 8'7")

A range of cream fronted fitted cupboards with built-in electric single fan oven and halogen hob with extractor fan over. One and a half bowl sink and drainer with mixer tap over, dishwasher. Wood effect laminate worktops and tiled splashbacks. Window to rear. Vinyl flooring, Archway to:

BREAKFAST ROOM 2.69m x 2.31m (8'9" x 7'6")

Window and half glazed upvc door to rear garden. Wood effect laminate worktop and space for washing machine and tumble dryer. Radiator and vinyl flooring.

CLOAKROOM

White suite comprising close coupled WC and wash hand basin. Vinyl flooring and radiator.

FIRST FLOOR

Landing with window to side, airing cupboard housing gas combi boiler, radiator and loft access. Doors to:

BEDROOM 1 3.91m x 2.97m (12'9" x 9'8")

Window to front with radiator beneath. Fitted carpet.

BEDROOM 2 3.99m x 2.57m (13'1" x 8'5")

Window to rear with radiator beneath. Fitted carpet.

BEDROOM 3 3.00m x 2.03m (9'10" x 6'7")

Window to front with radiator beneath. Built-in wardrobe. Fitted carpet.

BATHROOM 1.98m x 1.88m (6'5" x 6'2")

Three piece white bathroom suite comprising panel bath with shower over, pedestal wash hand basin and close coupled WC. Radiator, tiled floor and window to side.

OUTSIDE

The property has a single garage with up and over door and the block paved driveway provides off street parking for 2 cars. Side gate to rear garden. The front garden is mainly laid to lawn and enclosed rear garden with patio area, tree and shrub borders and timber shed.

TENURE

The property is available on a Periodic Tenancy.

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 if applicable and without interest at the end of the tenancy. The deposit on this property will be £1,759.

VIEWING

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

COUNCIL TAX

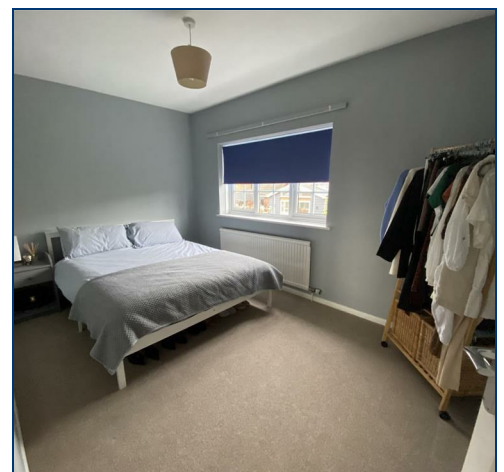
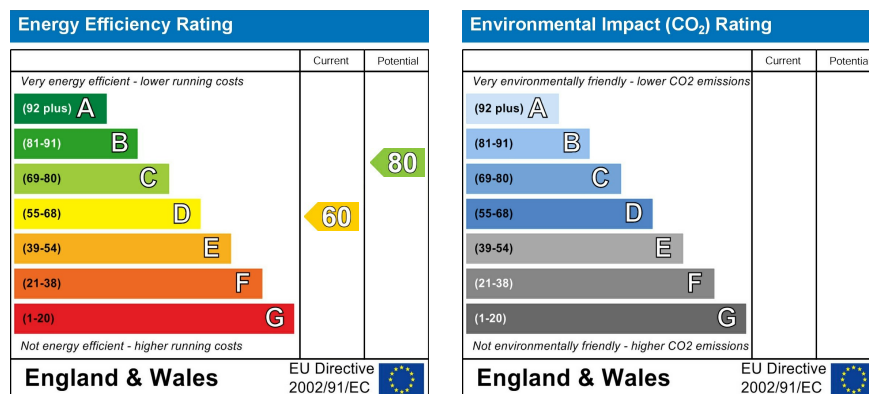
We understand from the Valuation Office Agency website that the property has a Council Tax Band C.

AGENTS NOTE

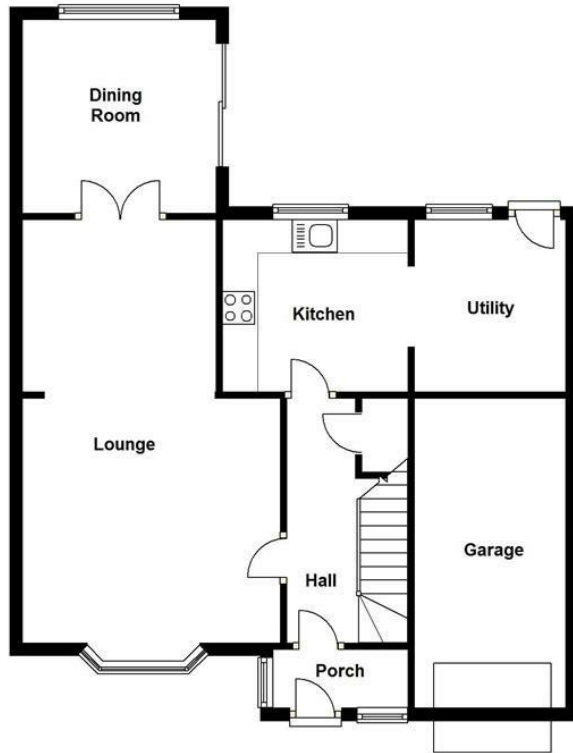
Under the Estate Agents Act of 1979 we hereby give notice that an employee of Richardson owns this property.

BROADBAND/MOBILE

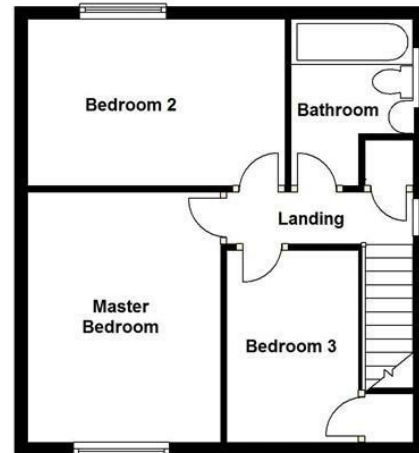
Broadband availability is Standard, Superfast and Ultrafast and mobile availability is Good Outdoor via EE, Three, O2 and Vodafone, according to the Ofcom Checker.



Ground Floor



First Floor



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.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.