

Richardson

LETTINGS SPECIALISTS

21 Scotgate
Stamford
PE9 2YQ

TO LET

£1,325 PCMX



- Refurbished Character Property
- 2 Bath/Shower Rooms
- Town Centre Location
- Basement Living Room
- 2 Large Double Bedrooms
- Integrated Appliances
- Kitchen/Diner
- EPC Band E

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

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

Uniquely designed and refurbished to a high specification, 2 bedroomed stone town house, set over 4 floors, close to the town centre. The kitchen has a range of integrated appliances, central island and exposed stone wall, whilst the bathroom has a modern egg shaped bath on a raised platform and twin basins. The en suite has a shower with attractive tiled splashback and glass screen.

KITCHEN/DINER 5.206 x 6.021 (17'0" x 19'9")

Front entrance door into kitchen area with a range of wall and base units and integrated appliances. Central island with storage and 5 ring gas hob with extractor over. Window to frontage with Roman blind. Stairs off to lower ground and first floors.

LOWER GROUND FLOOR

SITTING ROOM 5.123 x 3.382 (16'9" x 11'1")

Stone feature wall, vertical radiators, grey fitted carpet.

FIRST FLOOR

Landing with stairs to second floor and access to:

BATHROOM 3.607 x 2.272 (11'10" x 7'5")

Modern white bathroom suite comprising freestanding oval shaped bath on raised platform with feature tiled wall, close coupled WC, twin wash hand basins with illuminated mirror, grey tiled floor, heated ladder towel rail. Window to rear with Venetian blind.

BEDROOM 2 5.561 x 3.454 (18'2" x 11'3")

With storage cupboard, grey fitted carpet, window to frontage with Roman blind.

SECOND FLOOR

BEDROOM 1 4.885 x 5.087 (16'0" x 16'8")

Grey fitted carpet, window to frontage with Roman blind and skylights to rear. Door to:

EN SUITE

Shower with attractive tiled splashback and glass screen, wash hand basin, WC, grey tiled floor, heated ladder towel rail. Skylight to rear.

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.

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 amount for this property is £1528.

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. Mobile availability is likely via EE, O2, Three and Vodafone.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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