Richardson

LETTINGS SPECIALISTS

60 Empingham Road,
Stamford, PE9 2RJ

TO LET £1,375 PCM



- Refurbished Cottage
- 2 Bedrooms
- New Kitchen
- New Shower Room
- New Flooring Throughout
- Cloakroom
- Courtyard Garden
- EPC Band D

Sheep Market, Stamford, Lincs, PE9 2RB

RICS www.richardsonestateagents.co.uk 01780 758000

Richardson

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 rail links to London Kings Cross from 50 mins.

DESCRIPTION
Beautifully presented, fully refuribished 2 bedroom cottage in popular location providing easy access to the town centre, A1 and Rutland Water.

KITCHEN 11'0" x 10'11"
Shaker style fitted kitchen with wooden worktops and upstands. Integrated appliances comprising fridge freezer, oven, ceramic hob with extractor fan over, dishwasher and washing machine. Decotile flooring in Bamboo. Front door and window. Stairs off to first floor. Understairs cupboard housing new gas fired boiler.

SITTING ROOM 13'6" x 10'11"
With fitted carpet, French doors to garden, log burner and radiator. Doorway to:

LOBBY/OFFICE 9'6" x 5'2"
With door and window to garden. Decotile flooring in Bamboo. Door to:

CLOAKROOM 5'3" x 2'11"
Comprising close coupled WC and wash hand basin set in vanity unit. Window to side. Decotile flooring in Bamboo. Ladder style radiator.

FIRST FLOOR LANDING
With new fitted carpet. Window to side. Loft hatch. Doors to bedrooms and shower room.

BEDROOM 1 10'8" max x 11'0"
With fitted carpet. Double glazed window to front. Double wardrobe.

BEDROOM 2 7'11" max x 11'0"
With fitted carpet and window to rear.

SHOWER ROOM 7'9" x 5'0"
3 piece white suite comprising double shower cubicle, close coupled WC and wash hand basin set in vanity unit. Tiled splashbacks, ladder style radiator, shaver point and window to side. Decotile flooring in Bamboo.

GARDEN
Enclosed courtyard garden with raised borders. Gated access to frontage.

SERVICES
Mains water, drainage, electricity and gas are connected.

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

TENURE
The property is available on an Assured Periodic Tenancy.

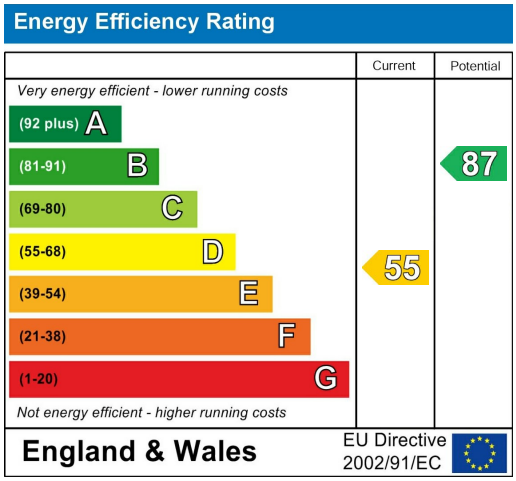
RENT
The rent is payable monthly in advance, by standing order.

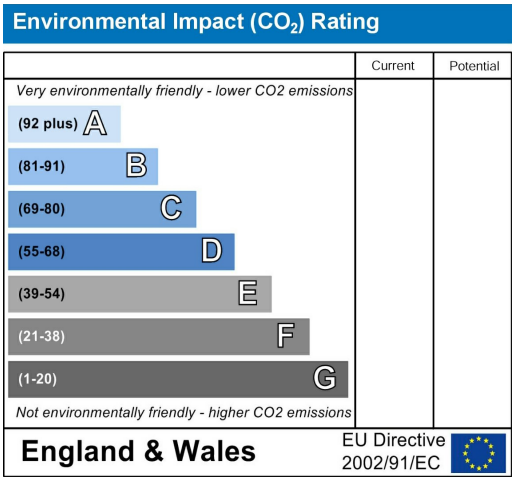
Richardson

DEPOSIT
Five weeks' rent of £1,586 payable in advance to be returned after deductions and without interest at the end of the tenancy.

VIEWING
All viewings strictly by appointment through Richardson, 01780 758000.

BROADBAND/MOBILE
According to the Ofcom Checker Broadband availability is Standard, Superfast and Ultrafast and mobile availability is Variable in-home and good outdoor via EE, O2, Three and Vodafone.







Richardson





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.