

Richardson

LETTINGS SPECIALISTS

21 Scotgate
Stamford
PE9 2YQ

TO LET

£1,295 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.

GROUND FLOOR

Door into:

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

The kitchen area has a range of wall and base units. Integrated appliances include 2 double ovens, wine cooler, microwave, built-in Bosch fridge/freezer, Bosch washer/dryer, NEFF dishwasher and centre island with storage incorporating 5 ring gas hob with extractor over. There is a window to the frontage with Roman blind and window seat.

LOWER GROUND FLOOR

Staircase down to :

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

Stone feature wall, vertical radiators, grey fitted carpet.

FIRST FLOOR

Stairs to First Floor and Landing with doors to:

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

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

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

SECOND FLOOR

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

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 £1494.00.

TENURE

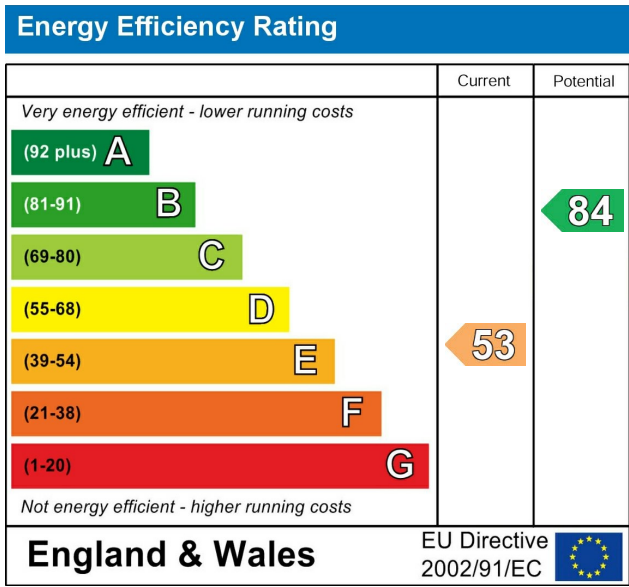
The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

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.





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.