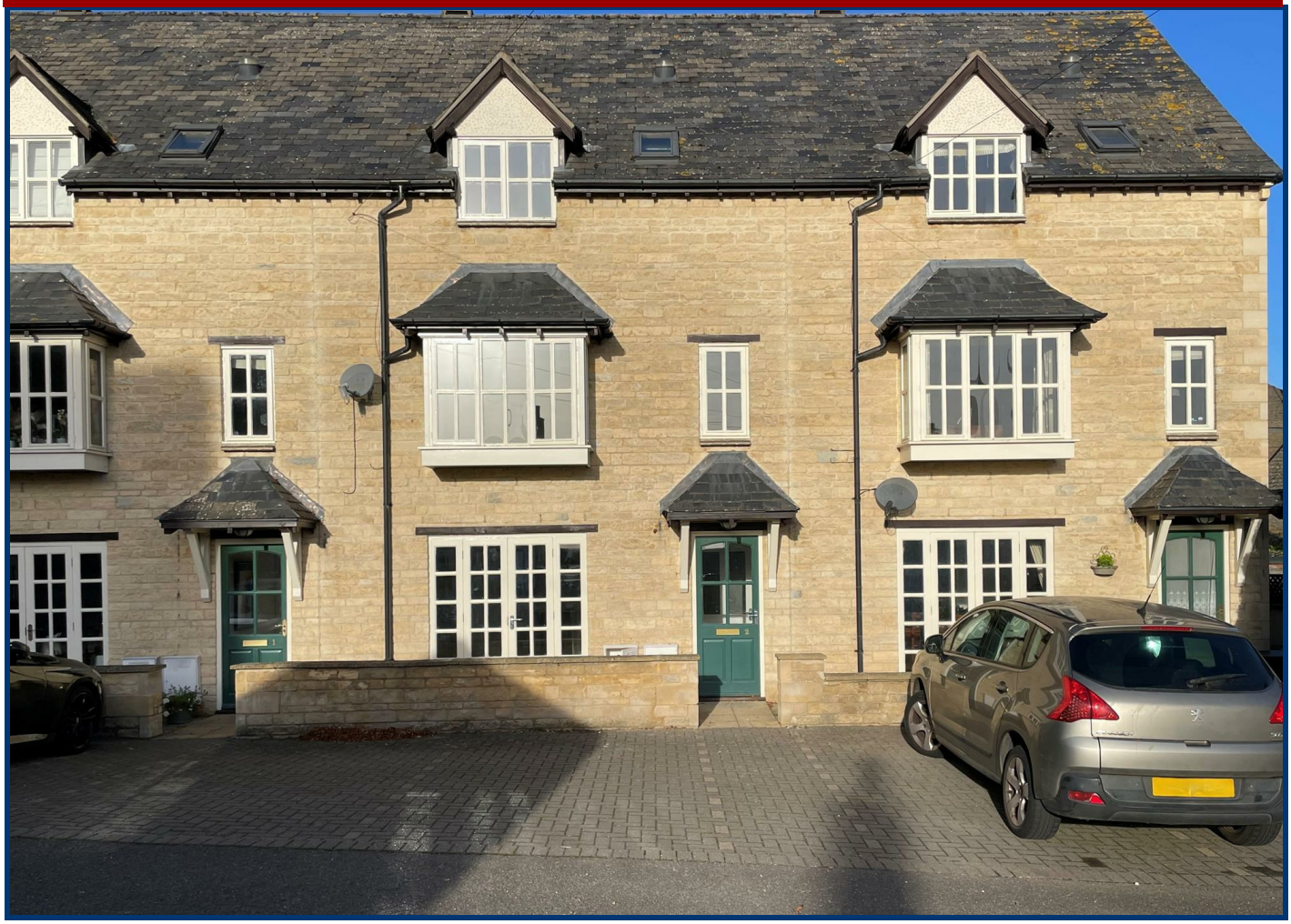
Richardson

LETTINGS SPECIALISTS

2 Rock Court Rock Road,
Stamford, PE9 2HH

TO LET £1,750 Per Month



- Sought After Town Location
- Modern Townhouse
- Newly Fitted Kitchen & Flooring
- Brand New Bathrooms
- Three Bedrooms
- Private Parking
- Newly Decorated Throughout
- Available Now

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

RICS www.richardsonestateagents.co.uk 01780 758000

Richardson

Location
This modern townhouse is ideally located just a short walk from the centre of Stamford and within easy access of the Endowed Schools. The town itself offers excellent facilities with plenty of independent cafes and restaurants, and is within easy access of the A1 with connections to other major road networks. The train station is only a 10 minute walk and provides main city rail links to Peterborough and London Kings Cross (approx. 50-55 mins) with cross country connections to Birmingham and Stansted.

Description
This super 3 bedroom modern townhouse is perfect for families or single professionals who work from home. Fully redecorated throughout. The downstairs space provides a spacious dining area leading to the kitchen with door opening to the rear enclosed garden. The first floor is home to a generously sized sitting room and bedroom 2/study. To the top floor is the master bedroom with ensuite, third bedroom and the family bathroom.

This property offers a really comfortable living space, with parking, in a great location of the town.

Accommodation:

Entrance Hall
Doors leading to the dining area and cloakroom. Stairs to the first floor. Brand new LVT flooring.

Dining Room 3.6 x 4.31 (11'9" x 14'1")
French doors to the front. Leading through to the kitchen. Brand new LVT flooring.

Kitchen 2.99 x 3.49 (9'9" x 11'5")
Brand new fitted kitchen consisting of a range of grey shaker base and eye level units providing plenty of storage and worktop space. Integrated appliances include fridge/freezer and dishwasher. Brand new fitted electric oven and ceramic hob are also included. Door leading to the rear garden. Newly fitted LVT flooring.

Cloakroom
Brand new LVT flooring. toilet and basin.

First Floor Landing
Newly fitted carpet and double glazed window to rear.

First Floor Sitting Room
Feature fireplace with gas fire. Newly fitted carpet and two double glazed windows to front.

Bedroom Two/Study 3.02 x 2.79 (9'10" x 9'1")
Double bedroom is located at the rear of the property. Benefits from a large built in wardrobe space and brand new carpet.

Second Floor
Newly fitted carpet. Cupboard housing water tank.

Master Bedroom 3.58 x 3.48 (11'8" x 11'5")
The master bedroom is situated to front of house. Brand new carpet flooring. Door leading to ensuite.

Ensuite 1.58 x 1.79 (5'2" x 5'10")
Brand new corner shower, hand basin, WC and heated towel rail. Brand new LVT flooring. Velux window to front.

Bedroom Three 2.95 x 2.77 (9'8" x 9'1")
Further double bedroom is located at the rear of the property. Benefits from a large built in wardrobe and brand new carpet.

Family Bathroom 1.85 x 1.87 (6'0" x 6'1")
The family bathroom located on the second floor, Brand new bathroom suite comprising of bath with shower over, wash hand basin and WC. It also has a heated towel rail. Brand new LVT flooring.

Richardson

Outside Space
There is a low maintenance paved patio area at the rear of the house which is west facing, perfect for enjoying the afternoon sun.

To the front is private parking for 2 cars.

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

Services
Mains water, electricity, gas and sewerage are connected.

Mobile/Broadband
According to OFCOM:
Mobile networks available - EE, O2, Three and Vodaphone
Broadband types available - Standard, Superfast & Ultrafast

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.

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





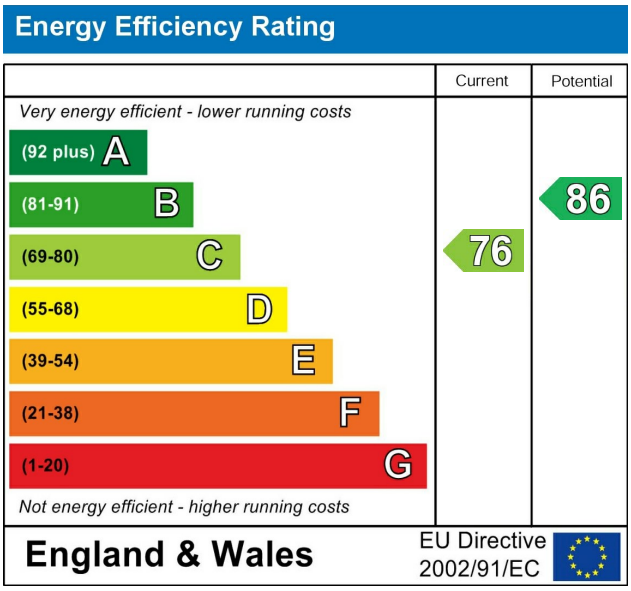




Richardson









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.