



To Let – 5 Wharf Road

Stamford, Lincolnshire, PE9 2EB



**5 Wharf Road, STAMFORD, LINCOLNSHIRE,
PE9 2EB**

A converted coach house now a detached three-bedroom property close to the centre of Stamford.

En suite principal bedroom | 2 Further bedrooms | Family bathroom | WC | Utility room Kitchen/dining room | Large open plan reception room | Off road parking | Double garage port | Courtyard gardens EPC

THE PROPERTY

5 Wharf Road is set back from the road, giving the property privacy. The drive is accessed through electric gates off Wharf Road; access is shared with the neighbouring property.

The property is designed for reverse living with bedrooms set on the ground floor and living areas to the first floor. The property also has a double garage port.

Stamford centre and the train station are close to the property. Stamford has excellent shopping and a choice of educational facilities. The A1 and A43 are easily accessible. Bus and train services connect Stamford to the surrounding villages as well as London and Birmingham

EPC

Rated C

RENT

£2,150 per calendar month, payable monthly in advance by standing order. The rent is exclusive of water, telephone, gas and electricity.

AVAILABILITY

Available 1st October 2026

OUTGOINGS

All utilities and Council Tax (Band C).

TERMS

To be let for an initial term of 12 months unfurnished except for carpets and floor coverings. Landlord to maintain structure and exterior.

CHARGES

The tenant will be required to pay a deposit of £2470 prior to the tenancy commencing. Returnable to the Tenant on satisfactory termination of the tenancy.

LOCAL AUTHORITY

South Kesteven District Council

COUCL TAX

Band C

CONTACT

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