

Richardson

LETTINGS SPECIALISTS

13 High Street
Stamford PE9 2LF

TO LET

£920 pcmx



- Terraced House
- Set Over 3 Floors
- Additional Off-street Parking for 1 Car
- Access to Railway Station
- 3 Bedrooms
- Single Garage with Electric Door
- Central Location
- Gas Central Heating



Sheep Market House, Stamford, PE9 2RB

www.richardsonsurveyors.co.uk

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LOCATION

Stamford has a unique blend of history, stunning architecture and niche shopping. Additionally 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

Situated in the very heart of Stamford just across from the famous George Hotel, this established three storey stone fronted Town House benefits from gas fired central heating, uPVC double glazing and of particular interest will be the garage and further off-street parking for a small car.

ACCOMMODATION

Wooden entrance door through to

RECEPTION HALL

With ceramic tiled flooring, radiator, central heating thermostat, a shallow staircase leading off to the first floor and doors leading off through to

STORE ROOM/ STUDY 9' 9" x 4' 0" (2.97m x 1.21m)

Double glazed window to the front, radiator, ceramic tiled flooring.

UTILITY ROOM 6' 0" x 9' 1" (1.83m x 2.76m)

Features a freezer, ceramic tiled flooring, single drainer sink unit with mixer tap above, work surface area to the side with storage cupboard under, built-in under stairs cupboard, door to the outside and door into the garage.

FIRST FLOOR LANDING

Door through to

LIVING ROOM 16' 5" x 16' 10" (5.0m 3.97 minx 5.14m)

Lovely room with two double glazed windows to the front, feature cast iron fireplace, radiators, shallow staircase leading off to the second floor

KITCHEN 9' 11" x 9' 5" (3.02m x 2.87m)

Re-fitted in an attractive range of base and eye level storage units, rolled edged work surfaces, drawers in between, halogen hob, oven under and extractor hood above, integrated fridge, 1 1/4 single drainer sink unit with mixer tap above, concealed wall mounted gas fired boiler providing domestic hot water and central heating system, double glazed window to the rear.

CLOAKROOM

Refitted with a two piece white suite with w.c, inset hand basin, cupboards under, double glazed window to the rear.

SECOND FLOOR LANDING

Access to the loft space and built in airing cupboard and doors off through to the

BATHROOM

Re-fitted with a three piece suite, panelled bath and independent shower, inset hand basin, cupboard under, w.c, shaver point, ceramic tiled flooring, double glazed window to the rear.

BEDROOM 1 11' 4" x 10' 0" (3.45m x 3.05m)

Double glazed window to the rear, radiator, built in wardrobe

BEDROOM 2 12' 5" x 7' 8" (3.78m x 2.33m)

Double glazed window to the front, radiator, built in wardrobe.

BEDROOM 3 8' 3" x 9' 3" (2.52m x 2.81m)

Double glazed window to the front, radiator.

EXTERNAL DETAILS

The property has vehicular access via St Martins Close. A rear covered paved/parking area for a small car with bin store and leading to

SINGLE GARAGE 16' 1" x 9' 8" (4.91m x 2.95m)

Up and over door, power and lighting, doorway out through into the Utility Room.

COUNCIL TAX

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

TENURE

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

RENT

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

DEPOSIT

One and a half months' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

HOME LET REFERENCING FEE

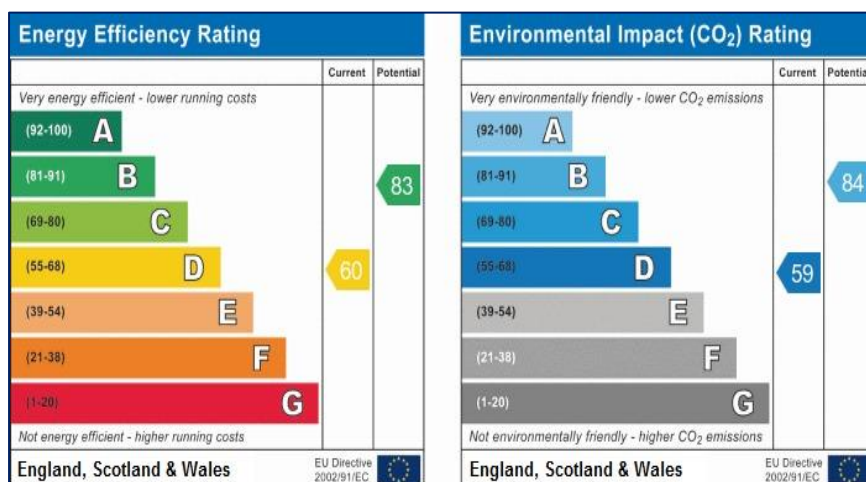
If you are interested in the tenancy of this property a completed Home Let Referencing Application Form has to be returned to this office with the reference fee of £30 per applicant. **THIS FEE IS NON-REFUNDABLE.** Please make your cheque payable to Richardson or pay by cash.

ADMINISTRATION CHARGE

If your application for a property is successful an Administration Charge of £180 (£150 + VAT) will be payable for drawing up the Tenancy Agreement and Schedule of Condition

VIEWING

All viewings are strictly by appointment through Richardson.





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1. These 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.
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MONEY LAUNDERING REGULATIONS 2003 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.