

# Richardson

LETTINGS SPECIALISTS

8 Beech Grove  
Stamford PE9 2JH

**TO LET**

**£650 pcmx**



- Mid Terrace House
- Modern Fitted Kitchen
- Gas Central Heating
- Enclosed Garden
- 2 Bedrooms
- Double Glazing
- Garage
- Energy Rating: D



Sheep Market House, Stamford, PE9 2RB

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 758000**

## 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

A modern terrace property in popular residential area. The property benefits from gas central heating and double glazing and comprises entrance hall, lounge, fitted kitchen, 2 bedrooms and family bathroom. Outside is an enclosed rear garden and single garage. Frontage overlooks a green.

## GROUND FLOOR

Half glazed UPVC door with canopy over.

## ENTRANCE HALL

With stairs to first floor, radiator and doorway to:

## KITCHEN 3.02m (9'11") x 2.97m (9'9")

Window to front overlooking a green. The kitchen is fitted with a range of eye level and base level units with drawers and laminate worktops. Stainless steel sink and drainer. Electric cooker with extractor over. Plumbing and space for washing machine. Vinyl flooring.

## LOUNGE 3.99m (13'1") x 3.33m (10'11")

Double glazed door and window to the rear garden. Radiator. Television point. Understairs storage cupboard. Fitted carpet.

## FIRST FLOOR

Landing with access to:

## BEDROOM 1 3.02m (9'11") x 3.02m (9'11")

Window to front. Radiator. Built-in wardrobe with hanging rail and shelving. Fitted carpet.

## BEDROOM 2 3.33m (10'11") x 2.08m (6'10")

Window to rear. Radiator. Fitted carpet.

## BATHROOM

Fitted with a modern white 3 piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled splashbacks. Airing cupboard. Heated towel rail. Vinyl flooring. Window to rear.

## OUTSIDE

The property is a mid-terrace in a row of three. A driveway provides off street parking leading to the brick built garage with up and over door. Enclosed rear garden with a patio area and path leading to rear access.

## SERVICES

Mains water, electricity, gas and sewerage are connected.

## COUNCIL TAX

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

## 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

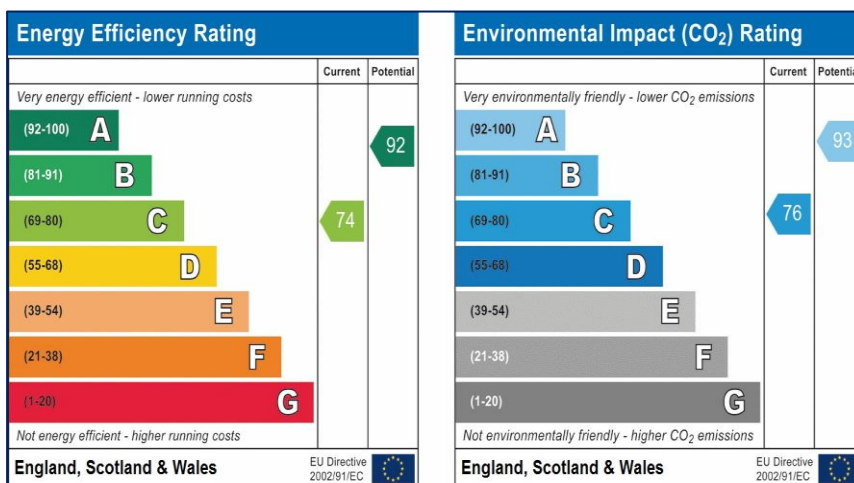
If you are interested in the tenancy of this property a completed Home Let Referencing Application Form has to be returned to this office with the reference fee of £30 per applicant. **THIS FEE IS NON-REFUNDABLE.** Please make your cheque payable to Richardson or pay by cash.

## 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 on 01780 758000.





**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.
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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.