

# Richardson

LETTINGS SPECIALISTS

Christ Church Close  
Stamford PE9 1HS

**TO LET**

**£750 pcmx**



- 3 Bedrooms
- Lounge
- Long Term Rental
- Enclosed Garden
- Kitchen/Diner
- Allocated Parking Space
- Gas Central Heating
- Energy Rating: C



Sheep Market House, Stamford, PE9 2RB

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

**01780 758000**

## LOCATION

Stamford is an attractive town of predominately limestone properties nestling in the Welland Valley. The town offers excellent facilities and is within easy access of the A1 trunk road with connection to other major road networks. The city of Peterborough

## DESCRIPTION

An immaculately presented 3 bedroom house with entrance hall, kitchen/diner, lounge, cloakroom, bathroom, enclosed garden and allocated parking space. The property benefits from gas central heating and double glazing.

## GROUND FLOOR

Front entrance door with canopy over leading into entrance hall with doors to kitchen/diner, cloakroom and lounge. Laminate wood effect flooring. Stairs to first floor.

### KITCHEN/DINER 3.73m(12'3") x 2.44m(8'0")

Fitted with a range of base and eye level units, laminate worktops with tiled splashbacks and stainless steel 1½ bowl sink. Built-in oven, hob and fridge freezer. Plumbing for washing machine. Tiled floor. Window to front. Radiator.

### LOUNGE 4.67m(15'4") x 3.61m(11'10")

With French door and windows to rear garden. Laminate wood effect flooring. Gas fire with feature surround. Radiator. Understairs storage cupboard.

## CLOAKROOM

White two piece suite comprising low level WC and wash hand basin. Window to frontage. Laminate wood effect flooring and radiator.

## FIRST FLOOR

Landing with airing cupboard.

### BEDROOM 1 4.47m(14'8") x 2.49m(8'2")

Window to rear. Radiator.

### BEDROOM 2 2.95m(9'8") x 2.51m(8'3")

Window to front. Radiator.

### BEDROOM 3 2.51m(8'3") x 2.06m(6'9")

Window to rear. Roman blind. Radiator.

### BATHROOM 2.06m(6'9") x 2.03m(6'8")

White three piece suite comprising panel bath, low level WC and pedestal wash hand basin. Shower over bath and glass shower screen. Large mirror. Heated towel rail. Skylight.

## OUTSIDE

Enclosed rear garden mainly laid to lawn with patio area, raised bed and path. Garden shed. Off street parking.

## TENURE

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

## COUNCIL TAX

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

## SERVICES

We believe that mains water, electricity, gas and sewerage are connected.

## 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

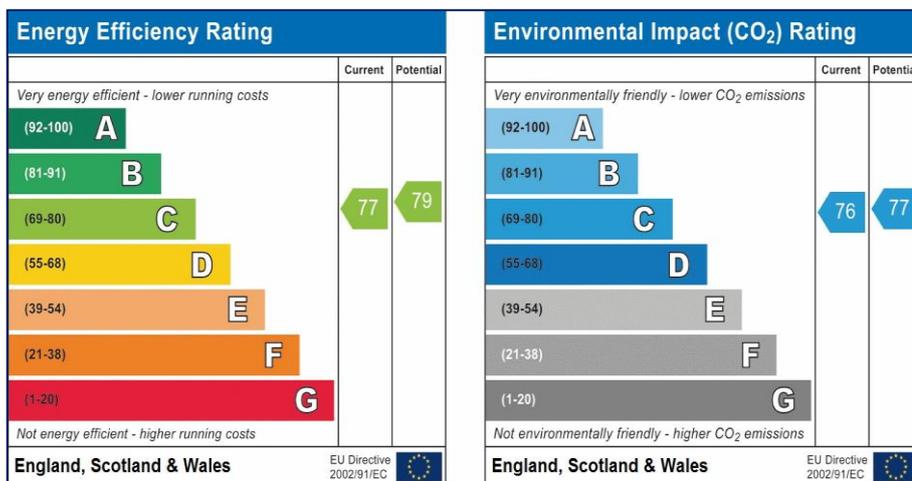
If you are interested in the tenancy of this property a completed Home Let Referencing Application Form has to be returned to this office with the administration costs of £30.00. **THIS FEE IS NON-REFUNDABLE.** Cheques payable to Richardson.

## ADMINISTRATION CHARGE

If your application for the 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.
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.

**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.