

Richardson

1 Lambs Cottage Toll Bar, Great Casterton
Stamford, PE9 4BA

LETTINGS SPECIALISTS

TO LET

£795 PCM



- End Of Terrace
- Gas Central Heating
- Modern Kitchen
- Off Street Parking
- Two Bedrooms
- Two Reception Rooms
- Courtyard Garden
- New Upvc Doors and Windows

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

LOCATION

Toll Bar is located between Great Casterton and Stamford approximately 1½ miles from Stamford town centre and to the east of the A1 network. The surrounding market towns offer a fine selection of primary and secondary schools.

DESCRIPTION

A cosy end of terrace cottage with kitchen, dining room and living room to the ground floor. Two bedrooms and bathroom to the first floor. There is a small courtyard garden and off street parking for two vehicles to the rear. The property benefits from newly fitted upvc windows and doors and gas central heating.

SITTING ROOM 11'1" x 10'4"

Newly fitted upvc window and door to the front, built in cupboard, telephone and TV points, laminate flooring, radiator. Stairs off to first floor.

DINING ROOM 13'8" x 8'6"

Newly fitted upvc window to the rear, radiator, doors to sitting room and kitchen, under stairs cupboard, vinyl tile flooring.

KITCHEN 11'6" x 5'6"

Range of base and wall units, wood effect laminate worktop, stainless steel sink and drainer with chrome taps over, electric cooker, plumbing for washing machine, space for fridge, tiled splash backs, vinyl flooring, Newly fitted upvc window to side and rear. Newly fitted upvc door to courtyard.

STAIRS AND LANDING

With fitted carpet and hand rail, loft hatch, airing cupboard.

BEDROOM 1 11'0" x 10'5"

Newly fitted upvc window to front, fitted carpet, radiator.

BEDROOM 2 11'3" x 8'6"

Newly fitted upvc window to the rear, fitted carpet, radiator.

AIRING CUPBOARD

Gas boiler and shelving.

BATHROOM 5'6" x 7'3"

Three piece bathroom suite comprising bath with shower over. Low level WC and pedestal wash hand basin. upvc window to side elevation.

OUTSIDE

Off street parking to the rear. Space for two cars.

SERVICES

Mains water, electricity, gas and sewerage are connected.

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

Five weeks payable in advance to be returned after deductions and without interest at the end of the tenancy.

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000

COUNCIL TAX

The Council Tax Band for the property is B

BROADBAND AND MOBILE

According to OFCOM:

Mobile networks available - EE, O2 & Vodafone

Broadband types available - Standard, Ultra & Superfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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England & Wales	EU Directive 2002/91/EC	





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