

# Richardson

9 Ravel Close  
Stamford  
PE9 1EZ

LETTINGS SPECIALISTS

**TO LET**

**£1,450 PCM**



- Sought After Stamford Location
- Three Storey Town House
- 3 Bedrooms
- Driveway and Carport
- Kitchen Diner
- Enclosed Rear Garden
- Family Bathroom and Ensuite
- Available July

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**



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

**01780 758000**

## LOCATION

This 3 bedroom, 3 storey townhouse is located in a popular residential area of Stamford, and is only a 30 minute walk from the town centre. Stamford itself 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 provides the main city rail links (London Kings Cross approx. 50-55 mins) and cross country rail connections from Stamford (Birmingham, Norwich, Stansted).

## DESCRIPTION

Recently decorated and carpeted throughout, this super 3 bedroom semi detached town house offers a comfortable living space over 3 floors with separate sitting room and kitchen/diner. There is a rear enclosed garden with patio and the property has a carport with off road parking for 2 vehicles.

## ENTRANCE HALL

Half glazed front door, stairs to first floor. Doors to:

### DOWNSTAIRS CLOAKROOM 5'7" x 3'7"

Low level WC, vanity wash hand basin, tiled floor.

### SITTING ROOM 14'7" x 11'4"

The sitting room is a good size providing a great space for both relaxation and entertaining. Laminate flooring and a good size understairs cupboard.

### KITCHEN DINER 14'9" x 8'10"

Good sized space which also provides a separate dining area. Tiled flooring throughout with a range of base and wall units in the kitchen area. Integrated appliances include electric fan oven with gas hob, dishwasher and fridge freezer. Patio doors provide easy access to the rear garden and also allow plenty of natural light into the room.

### FIRST FLOOR LANDING & STUDY AREA 6'4" x 6'3"

Doors to bedrooms one and two, main bathroom and the second floor staircase. There is also a convenient space for a study or office area - great for working from home.

### MAIN BATHROOM 6'9" x 4'9"

Tiled bathroom with brand new wood effect LVT flooring, bath with shower over, pedestal wash hand basin and low level WC.

### BEDROOM 3 7'7" x 10'4"

Bedroom Three is at the rear of the property, and has a single fitted wardrobe.

### BEDROOM 2 8'1" x 11'5"

Located at the front of the property this double bedroom also has a fitted double wardrobe.

## STAIRS TO 2ND FLOOR

Access to:

### MASTER BEDROOM 11'6" x 15'2"

This double bedroom is the largest of the three bedrooms and is located on the top floor of the property. It is a great space with an ensuite bathroom and also has a built in double wardrobe.

## EN SUITE

Fully tiled ensuite off the master bedroom, with shower cubicle, pedestal wash hand basin and low level WC.

## OUTSIDE

There is an enclosed garden to the rear of the house which is laid to lawn with a patio and shrub borders. There is also a good sized garden shed. The property has a side driveway and car port providing off street parking for 2 vehicles.

## **COUNCIL TAX**

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

## **SERVICES**

Mains water, electricity, gas and sewerage are connected.

## **BROADBAND AND MOBILE**

According to OFCOM:

Mobile networks available - EE. With Three, O2 and Vodafone limited

Broadband types available - Standard, Superfast & Ultrafast

## **RENT**

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

## **DEPOSIT**

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

## **VIEWING**

All viewings are strictly by appointment through Richardson on 01780 758000.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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