

Richardson

12 The Maltings,
Wothorpe, Stamford, PE9 3JE

LETTINGS SPECIALISTS

TO LET

£995 PCM



- Semi detached House
- Set Over 3 Floors
- Oil Central Heating
- Enclosed Garden
- Two Bedrooms
- Great Location
- Garage & Off Street Parking
- EPC: Band D

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



www.richardsonstateagents.co.uk

01780 758000

LOCATION

The property is located in Wothorpe on the outskirts of Stamford and is under a mile from the Railway station and town centre.

Stamford is an attractive town of predominately limestone properties nestling in the Welland Valley.

Stamford has a unique blend of history, stunning architecture and niche shopping. There are a range of both state and private schools nearby and within the town are the renowned Stamford Endowed Schools. With easy access to 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 Stansted, Peterborough, Leicester and Birmingham.

DESCRIPTION

Delightful two bedroom cottage set over three floors in quiet location with rural views but close to Stamford and the A1. Enclosed garden and single garage. Oil central heating. Use of communal garden and tennis court.

ACCOMMODATION

ENTRANCE HALL/ HALLWAY

Half glazed entrance door opening into hallway with doors to cloakroom and open plan kitchen/living room. Coats cupboard. Stairs to first floor.

CLOAKROOM

With white wash hand basin and WC. Window to frontage.

KITCHEN/LIVING ROOM 13'0" x 14'11"

Windows to front and side elevations, tiled floor, radiator. Archway to kitchen with wooden fronted base and eye level units with black marble effect laminate worktops and tiled splashbacks. Single oven, electric hob with extractor over. Stainless steel 1½ bowl sink and drainer with mixer tap over. Window overlooking garden.

FIRST FLOOR LANDING

Window to frontage and stairs off to second floor. Doors to:

BEDROOM 1 12'11" x 9'11"

Neutrally decorated and fitted carpet. Windows to front and side elevations, radiator.

BATHROOM

With three piece suite comprising WC, wash hand basin and bath with shower over. Vinyl flooring, frosted window to side, tiled splashbacks. Airing cupboard with slatted shelf and hot water tank.

BEDROOM 2 15'0" x 9'4"

Located on the second floor this attic room has reduced headroom to one side and central pillar. Neutrally decorated and fitted carpet. Built in wardrobe and eaves storage. Velux window, radiator and shelving.

OUTSIDE / GARDEN

Enclosed garden mainly laid to lawn with flower borders. Block paved courtyard area.

GARAGE

Single garage with up and over door and pedestrian access from garden. Power point, light and fitted shelves. Oil tank.

TENURE

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

SERVICES

Mains water, electricity and sewerage are connected.

BROADBAND/MOBILE

Broadband availability is Standard and Ultrafast and mobile availability is good outdoor and variable in home via EE, Three, O2 and Vodafone, according to the Ofcom Checker.

COUNCIL TAX

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

RENT

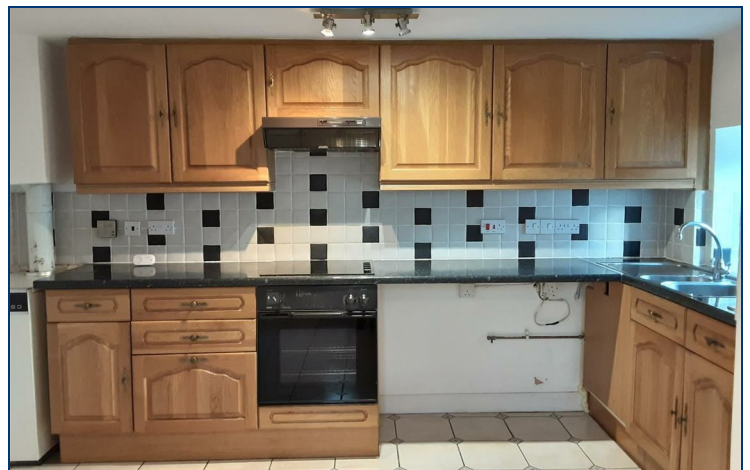
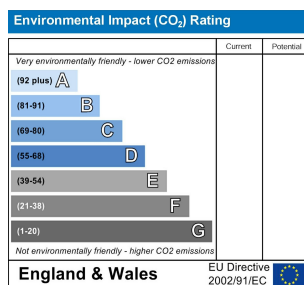
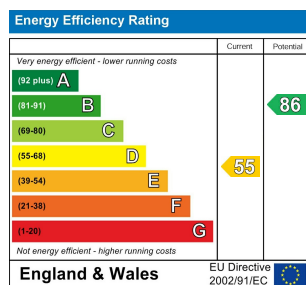
The rent is payable monthly in advance by standing order.

DEPOSIT

Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy. The deposit on this property is £1,148.

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.