

Richardson

18 Carisbrooke Grove,
Stamford, PE9 2GF

LETTINGS SPECIALISTS

TO LET

£950 PCM



- Mid Terrace House
- Gas Central Heating
- Enclosed Garden with Shed
- Pets Considered
- Two Bedrooms
- Cloakroom
- Allocated Parking Space
- Energy Rating: C

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



www.richardsonestateagents.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 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 two bedroom mid terrace house situated in a quiet cul-de-sac with easy access to the A1 and Stamford town centre. The property benefits from gas central heating and double glazing. Enclosed rear garden and allocated parking space to the front.

ENTRANCE HALL

Front entrance door with canopy porch over leading into the hallway with fitted carpet and access to kitchen, cloakroom, understairs cupboard and sitting room.

KITCHEN 2.84 x 1.83 (9'4" x 6'0")

Fitted with a range of base and eye level units. Integrated oven and gas hob. Fridge freezer. Window to front elevation.

CLOAKROOM

With two piece suite and window to the front elevation.

SITTING ROOM 4.57 x 3.78 (15'0" x 12'5")

With fitted carpet, patio doors to the rear garden and stairs to first floor.

LANDING

With fitted carpet and access to both bedrooms and bathroom. Loft hatch.

BEDROOM 1 3.84 x 2.74 widening 3.4 (12'7" x 9'0" widening 11'2")

With fitted carpet, window to rear. Airing cupboard.

BEDROOM 2 3.78 x 2.69 (12'5" x 8'10")

With fitted carpet and two windows to front elevation.

BATHROOM

White three piece suite comprising panel bath with shower over, pedestal wash hand basin and close coupled WC.

OUTSIDE

Low maintenance enclosed rear garden mainly laid to lawn with garden shed. To the front of the property is an allocated parking space.

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

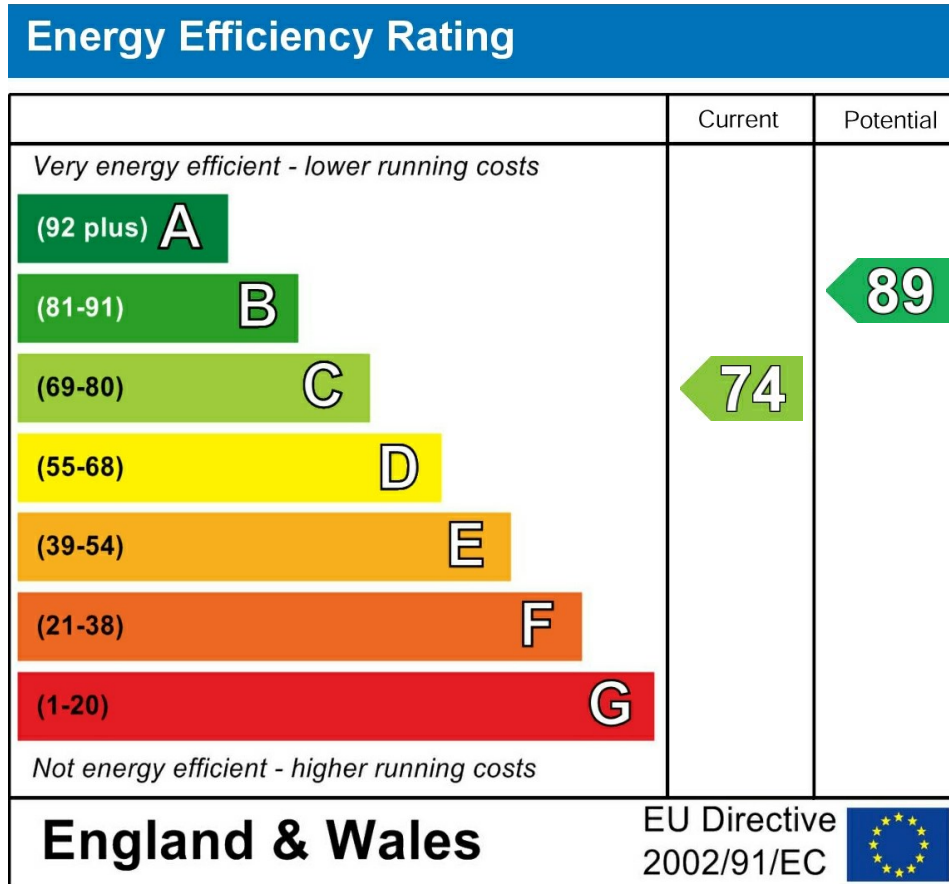
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

VIEWING

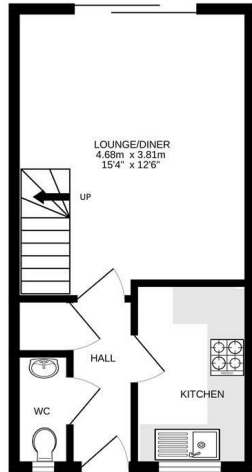
All viewings are strictly by appointment through Richardson on 01780 758000.

BROADBAND/MOBILE

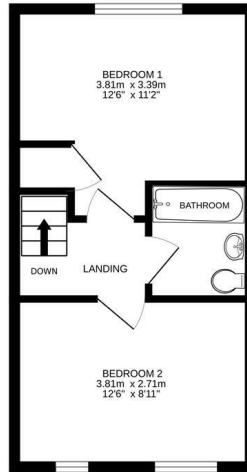
According to the Ofcom checker Broadband availability is Standard, Superfast and Ultrafast. Mobile availability is good outdoor and variable in-home via EE and Vodafone and Good outdoor via O2 and Three.



GROUND FLOOR
28.2 sq.m. (303 sq.ft.) approx.



1ST FLOOR
28.2 sq.m. (303 sq.ft.) approx.



TOTAL FLOOR AREA: 56.4 sq.m. (607 sq.ft.) approx.
Made with Metropix (2025)

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.