

# Richardson

2 Blackfriars Street,  
Stamford, PE9 2BW

LETTINGS SPECIALISTS

**TO LET**

**£1,195 PCM**



- 3-storey Town House
- Kitchen/Diner
- 2 Double Bedrooms
- Enclosed Courtyard Garden
- Town Centre Location
- Sitting Room
- Modern Shower Room
- EPC: Band D

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



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

**01780 758000**

## LOCATION

Stamford has a unique blend of history, stunning architecture and niche shopping. Additionally there are a range of both state and private schools nearby and within the town are the renowned Stamford Endowed Schools.

## DESCRIPTION

Traditional 3 storey, 2 bedroom town house in town centre location with gas central heating and courtyard garden.

### SITTING ROOM 4.52m x 3.53m max (14'9" x 11'6" max)

Tastefully decorated and dominated by a large black painted feature fireplace, with inset metal basket. Wooden sash window to front elevation with privacy coating and Roman blind, double panel radiator, fitted cupboards to either side of fireplace. Door to:

### KITCHEN/DINER 5.64m x 3.15m (18'6" x 10'4" )

Shaker style kitchen with solid wood worktops, Belfast style sink with mixer tap over. Integrated appliances including ceramic hob with extractor over, oven, dishwasher, washing machine and fridge/freezer. Velux roof light and recessed spotlights to the ceiling. Window to rear elevation and door to rear courtyard garden. Small understairs cupboard. Stairs off to first and second floors.

## FIRST FLOOR

### SHOWER ROOM

Featuring modern white suite comprising close coupled WC, wash hand basin set in vanity unit and shower cubicle. Heated chrome towel rail, radiator, recessed spotlights and frosted window to rear elevation.

### BEDROOM 1 3.66m x 3.63m max (12'0" x 11'10" max)

A good sized double room, wooden sash window to front with Roman blind, radiator, fitted wardrobe with hanging rail.

### SECOND FLOOR - BEDROOM 2 3.63m x 3.68m max (11'10" x 12'0" max)

Double sized room with window to front with Roman blind, recessed spot lights, two fitted cupboards and radiator.

## OUTSIDE

Enclosed rear courtyard garden with raised flower beds.

## 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, gas and sewerage are connected.

## 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 Good outdoor via O2, Three and Vodafone.

## 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

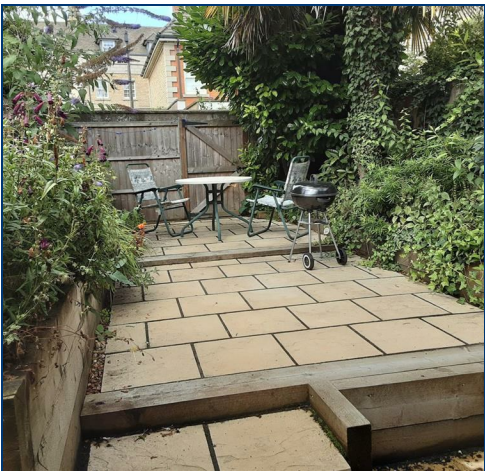
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy. The deposit on this property will be £1,378.

## VIEWINGS

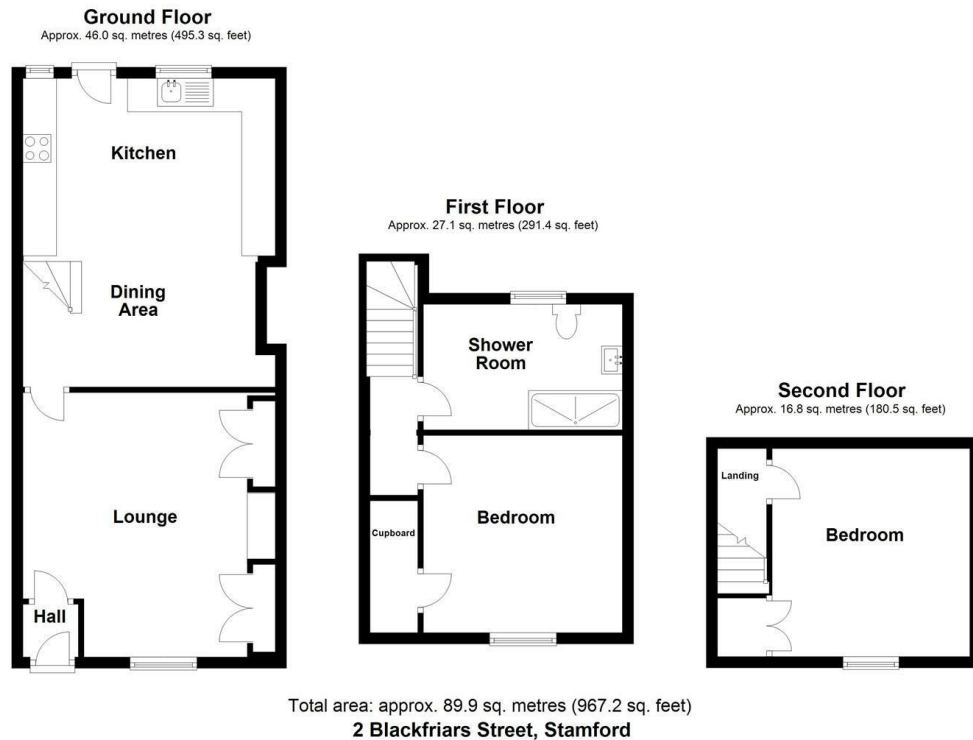
All viewings are strictly by appointment through Richardson on 01780 758000.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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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.
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**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.