

# Richardson

LETTINGS SPECIALISTS

21 Scotgate  
Stamford  
PE9 2YQ

**TO LET**

**£1,295 PCMX**



- Refurbished Character Property
- 2 Bath/Shower Rooms
- Town Centre Location
- Basement Living Room
- 2 Large Double Bedrooms
- Integrated Appliances
- Kitchen/Diner
- EPC Band E

Sheep Market, Stamford, Lincs, PE9 2RB



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

**01780 762433**

## LOCATION

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 of 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 Leicester and Birmingham.

## DESCRIPTION

Uniquely designed and refurbished to a high specification, 2 bedroomed stone town house, set over 4 floors, close to the town centre. The kitchen has a range of integrated appliances, central island and exposed stone wall, whilst the bathroom has a modern egg shaped bath on a raised platform and twin basins. The en suite has a shower with attractive tiled splashback and glass screen.

## GROUND FLOOR

Door into:

### KITCHEN/DINER 17'0" x 19'9" (5.206 x 6.021)

The kitchen area has a range of wall and base units. Integrated appliances include 2 double ovens, wine cooler, microwave, built-in Bosch fridge/freezer, Bosch washer/dryer, NEFF dishwasher and centre island with storage incorporating 5 ring gas hob with extractor over. There is a window to the frontage with Roman blind and window seat.

## LOWER GROUND FLOOR

Staircase down to :

### SITTING ROOM 16'9" x 11'1" (5.123 x 3.382)

Stone feature wall, vertical radiators, grey fitted carpet.

## FIRST FLOOR

Stairs to First Floor and Landing with doors to:

### BATHROOM 11'10" x 7'5" (3.607 x 2.272)

Modern white bathroom suite comprising freestanding oval shaped bath on raised platform with feature tiled wall, close coupled WC, twin wash hand basins with illuminated mirror, grey tiled floor, heated ladder towel rail. Window to rear with Venetian blind.

### BEDROOM 2 18'2" x 11'3" (5.561 x 3.454)

With storage cupboard, grey fitted carpet, window to frontage with Roman blind.

## SECOND FLOOR

### BEDROOM 1 16'0" x 16'8" (4.885 x 5.087)

Grey fitted carpet, window to frontage with Roman blind and skylights to rear. Door to:

## EN SUITE

Shower with attractive tiled splashback and glass screen, wash hand basin, WC, grey tiled floor, heated ladder towel rail. Skylight to rear.

## COUNCIL TAX

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

## SERVICES

Mains water, electricity, gas and sewerage are connected.

## 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 amount for this property is £1494.00.

## TENURE

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


## 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 likely via EE, O2, Three and Vodafone.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







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