

# Richardson

8 Ravel Close,  
Stamford, PE9 1EZ

LETTINGS SPECIALISTS

**TO LET**

**£1,250 PCM**



- Sought After Location
- 3 Bedrooms
- Family Bathroom & En Suite
- Front and Rear Gardens
- Three Storey Town House
- Newly Decorated Throughout
- Carport and Off Road Parking
- Available Now

Sheep Market, Stamford, Lincs, PE9 2RB



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

**01780 762433**

## 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 redecorated 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. There is a rear enclosed garden with patio and the property has a carport with off road parking for 2 vehicles.

## ENTRANCE HALL 7'9" x 3'8"

Entrance hall with doors to:

## CLOAKROOM

With Low level WC and wash hand basin. Glazed window to front.

## SITTING ROOM 15'8" x 13'4"

The sitting room is a good size providing a great space for both relaxation and entertaining. Patio doors provide easy access to the garden and also allow plenty of natural light into the room.

## KITCHEN 7'9" x 6'5"

The kitchen comprises of a range of base and wall units. Fitted appliances include an oven, gas four ring hob with extractor over, integrated dishwasher, a washing machine and integrated fridge-freezer. Grey worktops house a stainless steel one and a half sink with mixer tap.

## FIRST FLOOR LANDING 11'3" x 7'4"

Doors to bedrooms 2 and 3, bathroom. There is also space for a small study area leading to the second floor staircase.

## BATHROOM 6'7" x 5'7"

Roll top bath, white WC and hand basin, radiator and tiled floor.

## BEDROOM 2 13'4" x 8'6"

This double bedroom is located at the rear of the property, and has 2 UPVC windows, making it a lovely light room.

## BEDROOM 3 7'9" x 6'5"

This single bedroom is at the front of the property, with UPVC window and radiator.

## STAIRS TO 2ND FLOOR

Access to:

## MASTER BEDROOM 13'4" x 13'1"

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

## EN SUITE

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

## OUTSIDE

There are gardens to both the front and rear of the property. The property has a side car port providing off street parking.

## 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.

# Richardson

## **BROADBAND AND MOBILE**

According to OFCOM:

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

Broadband types available - Standard, Superfast & Ultrafast

## **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.

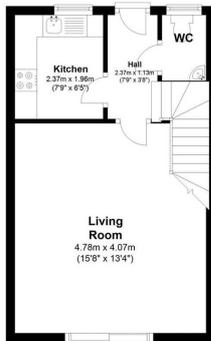
## **VIEWING**

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



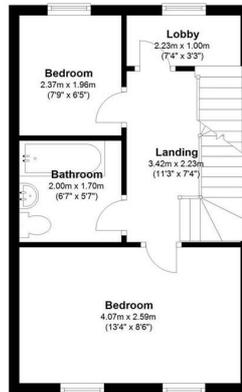


Ground Floor

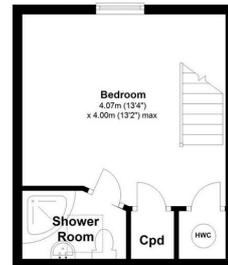


The position and size of doors, windows, appliances and other features. Plan produced using PlanUp.

First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</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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