

LETTINGS SPECIALISTS

TO LET

£1,195 PCM



- PERIOD PROPERTY
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZED
- WALLED GARDEN
- CLOSE TO TOWN CENTRE
- REFITTED KITCHEN
- GAS CENTRAL HEATING
- REFITTED BATHROOM
- EASY ACCESS TO A1

Sheep Market, Stamford, Lincs, PE9 2RB

LOCATION

This well presented 2 bedroom period property, is conveniently located just a short walk from the centre of Stamford. The town offers excellent facilities with plenty of independent cafes and restaurants, and is within easy access of the A1 with connections to other major road networks. The train station is only a 10 minute walk and provides main city rail links to Peterborough and London Kings Cross (approx. 50-55 mins) with cross country connections to Birmingham and Stansted.

DESCRIPTION

A double fronted stone cottage in the centre of Stamford. This period property has been refurbished to an exceptional high standard throughout and offers living accommodation over two floors. Secure off street parking for two cars.

ENTRANCE HALL

Recently painted in neutral tones with LVT flooring fitted.

BATHROOM 10'11" x 5'6"

Recently painted in neutral tones with newly fitted LVT flooring. Bathroom suite comprising of P-shaped bath with waterfall shower over, pedestal basin & WC.

KITCHEN/DINER 10'3" x 13'11" (widening to 14'9" x 13'11")

Recently fitted Shaker style kitchen units, laminate work surface with single oven and induction hob.

LOUNGE 10'11" x 14'0"

Recently painted in neutral tones with fitted carpet

STAIRS TO FIRST FLOOR

Recently painted in neutral tones with fitted carpet

BEDROOM ONE 14'0" x 10'6"

Recently painted in neutral tones with fitted carpet, Double fitted wardrobe.

BEDROOM TWO 14'1" x 10'3"

Recently painted in neutral tones with fitted carpet, Double fitted wardrobe and further cupboard housing the hot water tank

EXTERNAL DETAILS

Double gates leading to rear walled garden with slabbed patio area and gravel surrounds

VIEWING

All viewings are strictly by appointment through Richardson on 01780 758004.

COUNCIL TAX

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

SERVICES

Mains water, electricity, gas and sewerage are connected.

TENURE

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

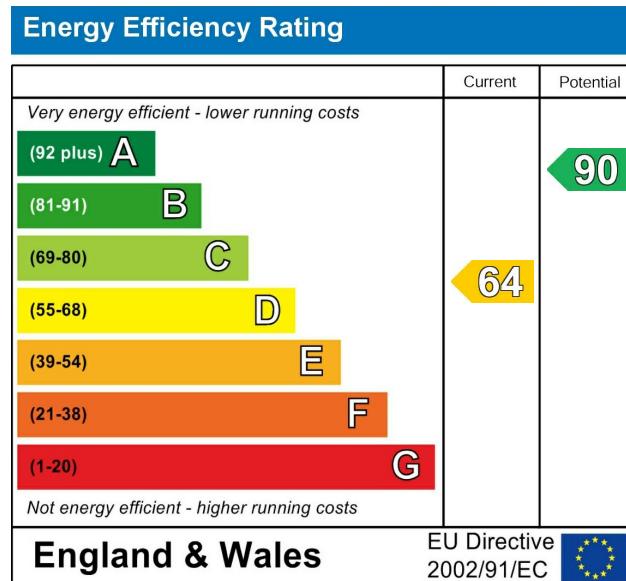
RENT

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.





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