

Richardson

12 Adelaide Street,
Stamford, PE9 2EN

LETTINGS SPECIALISTS

TO LET

£1,850 PCM



- 3 Bedrooms
- Extended & Refurbished
- Modern Bathroom & En Suite
- Courtyard Garden
- Town House
- Shaker style Kitchen & Utility
- Double Garage
- EPC Band E

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

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. 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

Fully refurbished and extended in 2021, this well presented 3 bedroom, town house set over 3 floors, is located close to the town centre. Courtyard garden and double garage with automated door.

ENTRANCE HALL

Tiled floor, stairs off to first floor and door to sitting/dining room.

SITTING/DINING ROOM 7.097 x 3.266 (23'3" x 10'8")

With fitted carpet, double glazed window to frontage and understairs cupboard.

KITCHEN/BREAKFAST ROOM 3.915 x 3.564 (12'10" x 11'8")

Comprising shaker style kitchen with granite worktops and upstands. Integrated appliances include dishwasher, fridge freezer, Neff double oven and ceramic hob. Butler style sink and breakfast bar. Wood effect tiled floor and French doors leading to the garden. Door also leading through to:

UTILITY 3.053 x 1.945 (10'0" x 6'4")

Matching shaker style cupboards, worktops and flooring to kitchen. Includes an integrated washing machine, tumble dryer and Worcester gas boiler. Double glazed window and stable style door to side giving access to garden and garage beyond. Door to:

CLOAKROOM 1.905 x 1.163 (6'2" x 3'9")

Fitted with white close coupled WC and wash hand basin set in a vanity unit. Wood effect tiled floor. Window to side.

STAIRS/LANDING

Stairs to first floor and landing with fitted carpet. Landing cupboard and door to stairs leading to second floor. Doors to:

BEDROOM 3 2.69 x 2.36 (8'9" x 7'8")

With fitted carpet and a double glazed window to rear with a Roman blind.

BATHROOM

Four piece white suite comprising panel bath, close coupled WC, wash hand basin set in a vanity unit and double shower cubicle with a thermostatic shower. Fitted with vinyl flooring and window to rear with a Roman blind.

BEDROOM 1 4.202 x 3.344 (13'9" x 10'11")

With fitted carpet and double glazed window to front with Roman blind.

SECOND FLOOR

BEDROOM 2 5.200 x 2.902 (17'0" x 9'6")

With fitted carpet and double glazed window to rear with a Roman blind. Please note this room has a sloping ceiling therefore reduced head height. Door leading to:

EN SUITE

With single shower cubicle, wash hand basin set in vanity unit and close coupled WC. Vinyl flooring.

OUTSIDE

Steps up to courtyard garden with raised bed and shrub borders. Pedestrian access to double garage. Outside tap.

GARAGE

Double garage to rear of property with automated door. Light and power. Pedestrian door and window to courtyard garden.

SERVICES

We understand mains water, sewerage, gas and electricity are connected.

RENT

The rent is payable monthly in advance, by standing order.

DEPOSIT

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

COUNCIL TAX

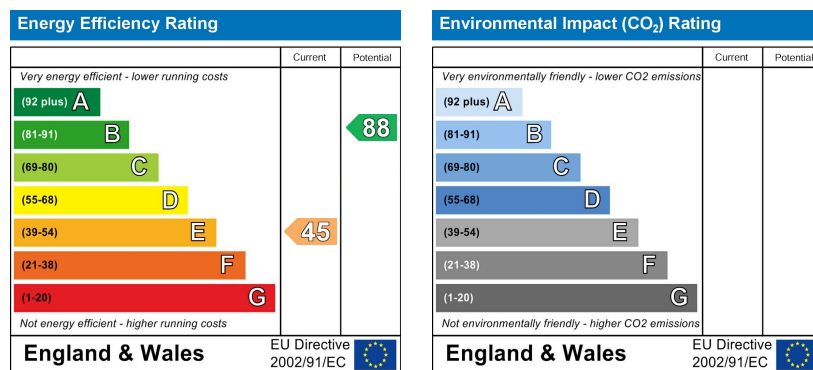
We understand from the Valuation Office Agency Website that the property has a Council Tax Band C.

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000.

BROADBAND/MOBILE

According to the Ofcom Checker Broadband availability is Standard, Superfast and Ultrafast and mobile availability is good outdoor and in-home via EE and good outdoor via 02, Three and Vodafone.





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.