

# Richardson

34 Riverside Place,  
Stamford, PE9 2DX

LETTINGS SPECIALISTS

**TO LET**

**£1,675 Per Month**



- Maisonette
- Large Sitting/Dining Room
- Riverside Views
- Well presented throughout
- 3 bedrooms
- Fitted Kitchen
- Allocated Parking Space
- EPC Band C

Sheep Market, Stamford, Lincs, PE9 2RB



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

**01780 762433**

## LOCATION

Stamford 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 is approximately 14 miles away with main line trains to London Kings Cross taking from 50 minutes.

## DESCRIPTION

A well presented and spacious maisonette with gas central heating, double glazing, one allocated parking space and decked balcony with views over the River Welland. The property is conveniently located close to the town centre.

## ENTRANCE HALL

Spacious entrance hall with access to kitchen, sitting room, cloakroom and stairs off to the first floor. Understairs storage cupboard.

## KITCHEN 3.125 x 3.160 (10'3" x 10'4")

Fitted with a good range of base and eye level units with laminate worktops and upstands. Integrated fridge freezer, oven and 5 ring gas hob. 1½ bowl stainless steel sink and drainer. Windows to frontage.

## SITTING/DINING ROOM 6.257 x 6.126 (20'6" x 20'1")

With double doors from hallway. Window and French doors overlooking the river. Feature fireplace. Parquet style flooring.

## CLOAKROOM

With white close couple WC and pedestal wash hand basin. Tiled floor.

## LANDING

With fitted carpet and storage cupboards.

## BEDROOM 1 4.157 x 3.182 (13'7" x 10'5")

With fitted carpet and wardrobes and two windows to frontage.

## BEDROOM 2 3.256 x 4.164 (10'8" x 13'7")

With fitted carpet, wardrobe and window to rear. Door to:

## EN SUITE

With white pedestal wash hand basin and WC. Shower cubicle. Heated towel rail.

## BEDROOM 3 2.608 x 4.170 (8'6" x 13'8")

With fitted carpet, window to rear and storage/boiler cupboard.

## BATHROOM

With tiled floor and splash-backs. White suite comprising panel bath with shower attachment over, pedestal wash hand basin and close coupled WC. Heated towel rail.

## OUTSIDE

Good size balcony to the rear of the property overlooking the river. One allocated parking space to the front.

## COUNCIL TAX

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

## SERVICES

We understand mains gas, electricity, water 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

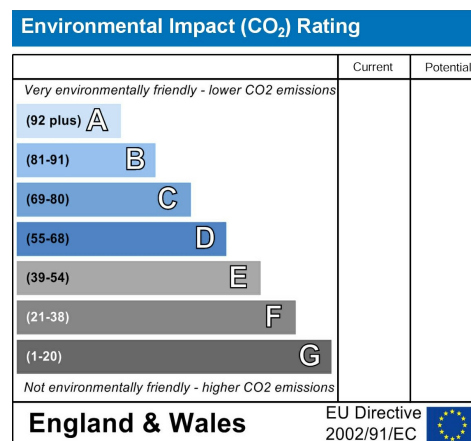
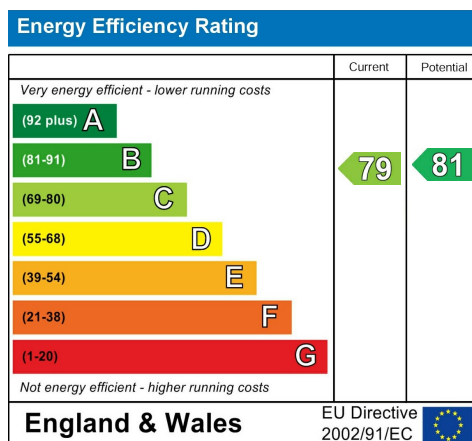
Five weeks' rent is payable in advance to be returned after deductions and without interest at the end of the tenancy.

## VIEWING

Strictly by appointment through Richardson on 01780 758000.

## BROADBAND/MOBILE

Broadband availability is Standard, Superfast and Ultrafast and mobile availability is likely via O2 and limited via EE, Three and Vodafone, according to the Ofcom Checker.







**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.
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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.