

Richardson

6 Great North Road,
Stibbington, PE8 6LR

LETTINGS SPECIALISTS

TO LET

£895 PCM



- End Terrace
- Set Over Three Storeys
- Walled Courtyard To Rear
- Off Road Parking
- Three Bedrooms
- Open Fire
- Oil Fired Central Heating
- Energy Rating E

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

The property is situated on the Old Great North Road at Stibbington, with easy access to the A1. There are excellent local facilities including public houses, shops, post office, churches and the historic coaching inn, The Haycock at Wansford. The A1 and A47 provide easy access in all directions and Peterborough, approximately 8 miles, has a main line connection to London Kings Cross in approximately 55 minutes. The property benefits from rural views over the River Nene to the front elevation.

DESCRIPTION

Three storey end of terrace stone house comprising entrance hall, sitting room with open fire, dining room and fitted kitchen to the ground floor, main bedroom and family bathroom to the first floor and 2 further bedrooms to the top floor with some reduced ceiling height due to eaves. Oil fired central heating, walled garden and off road parking.

ENTRANCE HALL 11'9" x 5'2"

Stairs off to first floor, under stairs cupboard and doors to:

SITTING ROOM 11'9" x 10'3"

Window to front elevation. Open fire. Wall mounted lights. Fitted carpet and curtains.

DINING ROOM

Window to side elevation. Fitted cupboard. Oil fired heating boiler. Fitted carpet and curtains. Door to:

KITCHEN 11'9" x 10'1"

Fitted with a good range of wall and base units with electric oven and hob, plumbing for washing machine, breakfast bar. Window and door to rear.

LANDING 11'9" x 5'2"

Fitted carpet and window to side.

BEDROOM 1 13'7" x 11'10"

Double room. Window to front elevation with river views, fitted carpet.

FAMILY BATHROOM 10'7" x 10'3"

Spacious room with 4 piece white bathroom suite comprising panel bath, separate shower cubicle, pedestal wash hand basin and close coupled WC. Airing cupboard housing hot water tank. Window to rear. Vinyl flooring.

SECOND FLOOR

With some reduced ceiling height due to eaves.

BEDROOM 2 13'10" x 11'7"

Double room with fitted carpet, window to frontage, curtains and wall mounted lights. Restricted head height. River views.

BEDROOM 3 11'7" x 10'3"

Single room. Cold water header tank is situated in this room. Small window to rear. Restricted head height.

OUTSIDE

Off road parking. Dedicated parking for one vehicle. South facing walled courtyard garden. Interested parties should be aware that a commercial yard is located at the rear of the property and manufacturing operations are carried out at this site.

SERVICES

Mains water, electricity and drainage 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.

COUNCIL TAX

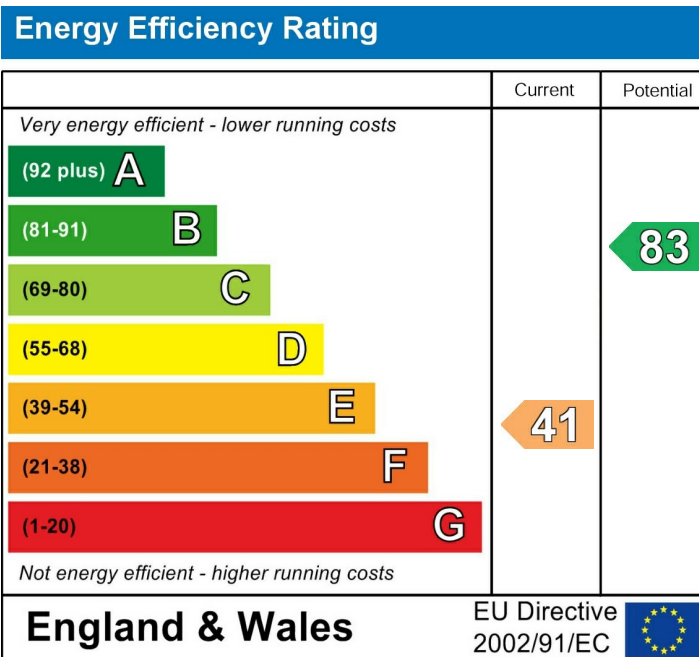
We understand from the Valuation Office Agency Website that the property has a Council Tax Band B.

VIEWING

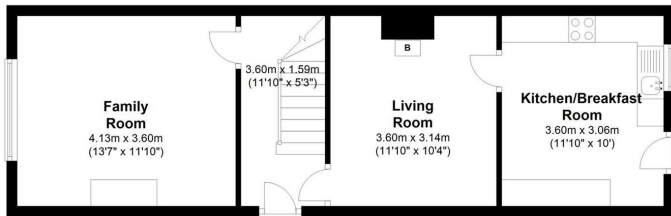
All viewings strictly by appointment through Richardson, 01780 758000.

BROADBAND/MOBILE

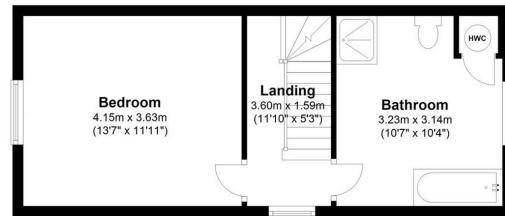
According to the Ofcom checker Broadband availability is Standard and Ultrafast and mobile availability is good outdoor, variable in-home via EE and good outdoor via 02, Three and Vodafone.



Ground Floor

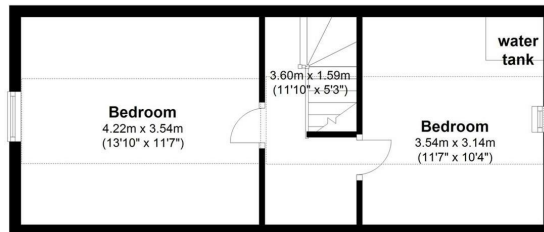


First Floor



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

Second Floor



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.