

**FOR SALE**

**GUIDE PRICE £190,000**



- Semi-Detached
- Protected Tenancy
- Rutland County Council
- Registered Title
- Mains Water & Electric
- Council Tax Band B

**Sheep Market House, Stamford, PE9 2RB**

## DESCRIPTION

Semi-detached property located in the heart of the thriving village of Ketton. The property offers 3 bedrooms, living room, kitchen and external stores. To the rear of the property there is a courtyard with three outbuildings. Title Number LT431006.

## LOCATION

The property is located on High Street, Ketton. The village is serviced by a school, pub, village store, library and sports clubs. what.3.words: scare.cage.crypt

## METHOD OF SALE

The property is for sale by Private Treaty for a guide price of £190,000.

## TENANCY

The property is subject to a Regulated Tenancy with the tenant understood to have been in occupation since at least 1970. The rent has been registered with the Valuation Office Agency at £120 per week, with the tenant paying the utility bills. There is no written tenancy in force.

## COUNCIL TAX

The property is in Council Tax Band B.

## SERVICES

All mains services are connected to the property.

## COMMUNICATIONS

Full Fibre Broadband is available to the property according to Openreach. Mobile availability via 02, EE and Vodafone are available at the property according to Ofcom.

## VIEWINGS

Strictly by appointment with Richardson Surveyors.

## FURTHER INFORMATION

For further information please contact Jamie Richardson direct line on 01780 761651 or [jrichardson@richardsonsurveyors.co.uk](mailto:jrichardson@richardsonsurveyors.co.uk) or Charles Richardson direct line on 01780 758008 or [crichardson@richardsonsurveyors.co.uk](mailto:crichardson@richardsonsurveyors.co.uk)

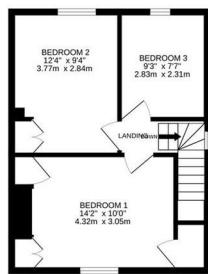
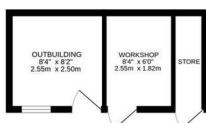
## VAT

Guide prices provided are exclusive of VAT. In the event that the sale of the property or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

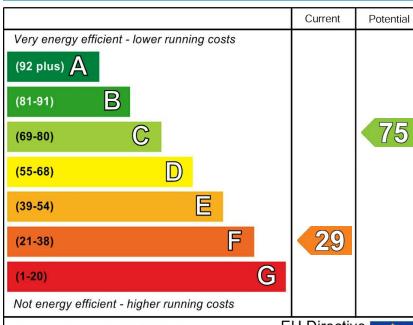


GROUND FLOOR  
519 sq ft (48.2 sq m) approx.

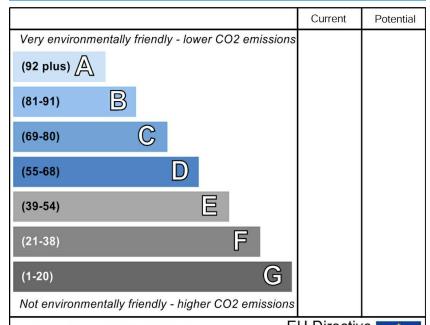
1ST FLOOR  
371 sq ft (34.4 sq m) approx.



## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



TOTAL FLOOR AREA: 889 sq ft (82.6 sq m) approx.  
New build property 2023



### 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.

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**PLANS** - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.