

Richardson

80 Conduit Road,
Stamford, PE9 1QL

LETTINGS SPECIALISTS

TO LET

£1,695 PCM



- Period Character Property
- Three Modern Bathrooms
- Set Over Three Storeys
- Hard flooring downstairs
- Modern Kitchen
- Enclosed Courtyard Garden
- Separate Living Room
- Council Tax Band C

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



www.richardsonstateagents.co.uk

01780 758000

LOCATION

This traditional 3 bedroom townhouse is ideally located just a short walk from the centre of Stamford and within easy access of the Endowed Schools. The town itself, 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

Beautifully refurbished and extended 3 bedroom town house in popular location to the north of the town centre. The property comprises entrance hall, lounge, kitchen, dining room and utility/cloakroom on the ground floor, 2 double bedrooms, en suite and bathroom on the first floor and additional bedroom with ensuite on the second floor. Outside there is a courtyard garden.

ACCOMMODATION:

HALL

Charming original tiled floor leads to the lounge, dining room and stairs to the first floor.

LIVING ROOM 4.14 x 3.61 (13'6" x 11'10")

Beautifully restored room retaining many original features including the Victorian feature fireplace, wooden floorboards and bay window. Perfect room for a relaxing evening.

DINING ROOM 3.96 x 3.78 (12'11" x 12'4")

Ideal for entertaining as comfortably fits a large dining table and chairs.

KITCHEN 4.9 x 3.36 (16'0" x 11'0")

The Kitchen area is fitted with a range of cream base and eye level units and provides plenty of storage and worktop space. Integrated appliances include fridge/freezer, electric oven and ceramic hob.

UTILITY/CLOAKROOM 2.51 x 1.3 (8'2" x 4'3")

Benefits from a ground floor wc/basin which is fully tiled and plumbing for a washing machine.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 4.72 x 3.66 (15'5" x 12'0")

The master bedroom is located on the first floor and benefits from an ensuite shower room.

ENSUITE

The ensuite shower room is fully tiled and comprises of a separate fitted shower, hand basin and low level WC.

BEDROOM 2 5.82 x 3.4 (19'1" x 11'1")

This double bedroom is located at the rear of the property and benefits from easy access to main bathroom

MAIN BATHROOM

The family bathroom located on the first floor, is fitted with a white suite comprising of bath with mixer tap and shower attachment, wash hand basin set into a modern vanity unit and WC.

SPIRAL STAIRS TO SECOND FLOOR

BEDROOM 3 3.94 x 2.95 (12'11" x 9'8")

The third double bedroom is on the second floor and benefits from a vaulted ceiling with wooden beams.

ENSUITE

The ensuite shower room is fully tiled and comprises of a separate fitted shower, hand basin and low level WC.

OUTSIDE SPACE

There is a low maintenance flagstone patio area with artificial lawn at the rear of the house which is west facing, perfect for enjoying the afternoon sun. To the front a courtyard style garden with steps to the pavement.

COUNCIL TAX

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

SERVICES

Mains water, electricity, gas and sewerage are connected.

MOBILE/BROADBAND

According to OFCOM:

Mobile networks available - EE, limited Three

Broadband types available - Standard, Superfast & Ultrafast

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.

VIEWINGS

All viewings are strictly by appointment through Richardson on 01780 758000.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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