

Richardson

12 High Street, St Martins
Stamford, PE9 2LF

LETTINGS SPECIALISTS

TO LET

£1,450 PCM



- 3 Storey Town House
- First Floor Sitting Room
- Garage
- Close to Town Centre
- 2-3 Bedrooms/Study
- Kitchen Diner and Utility
- Neutrally decorated
- Energy Rating: D

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

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 Peterborough, Leicester and Birmingham.

DESCRIPTION

Well presented three bedroom town house, set over three floors, in excellent location close to the river and town centre. The property is neutrally decorated and finished to a high standard with quality fixtures and fittings. The property benefits from gas central heating and a garage.

ACCOMMODATION

ENTRANCE HALL

Wooden entrance door into hallway with tiled floor, leaded glazed window with secondary panel to the frontage, roller blind, radiator, stairs off to first floor and doors to:

STUDY / BEDROOM 3 3.43m x 3.33m (11'3" x 10'11")

Tiled floor, leaded window to the frontage with secondary glazing and curtains, decorative fireplace, and radiator.

UTILITY ROOM 2.95m x 2.01m (9'8" x 6'7")

Tiled floor, wooden fronted base and wall mounted cupboards with chrome handles, granite worktop and tiled splash backs, stainless steel sink with mixer tap over, radiator, Wooden back door and internal door into the garage.

GARAGE

With automated door, fluorescent tube light fitting and double socket.

STAIRS TO FIRST FLOOR / LANDING

With fitted carpet, radiator on landing, doors to kitchen, sitting room and cloakroom. Window to frontage and stairs off to second floor.

KITCHEN 3.61m x 3.28m (11'10" x 10'9")

Tiled floor, wood fronted wall and base units with integrated fridge freezer and dishwasher, tiled splashbacks, stainless steel sink with mixer tap over and granite worktops. Leaded window to the frontage with roller blind. Radiator. Door through to:

SITTING ROOM 5.16m x 3.33m (16'11" x 10'11")

Fitted carpet, windows to the rear and side elevations with Venetian blinds and curtains on wooden curtain poles and feature fireplace with mirror over.

CLOAKROOM

Tiled floor, low level WC and wash hand basin set in a vanity unit, fitted cupboards, one housing the gas fired boiler. Tiled walls, illuminated mirror and radiator.

STAIRS TO SECOND FLOOR / LANDING

With fitted carpet. Leaded windows with secondary glazing to the frontage with curtains. Fitted wardrobe, radiator and doors to:

BATHROOM 2.41m x 1.96m (7'10" x 6'5")

Tiled floor and walls, four piece white suite comprising panel bath, WC, wash hand basin set in a vanity unit with mixer tap over and separate shower cubicle with shower and glass bi-fold door. Cupboard and large illuminated mirror over wash hand basin. Single glazed window to the rear with Venetian blind fitted, radiator, towel rail and shaver point.

BEDROOM 1 4.17m x 3.33m (13'8" x 10'11")

Beige fitted carpet, UPVC double glazed window to the rear with Venetian blind and curtains, radiator and fitted wardrobe.

BEDROOM 2 3.61m x 3.33m (11'10" x 10'11")

Beige fitted carpet, leaded window with secondary glazing to the frontage with curtains, radiator and fitted wardrobe.

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. The deposit on this property is £1,673.

SERVICES

Mains water, electricity and gas are connected.

TENURE

The property is available on a Periodic Tenancy.

COUNCIL TAX

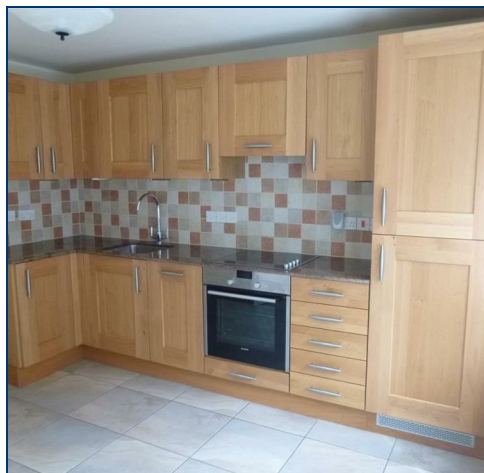
We understand from the Valuation Office Agency Website that the property has a Council Tax Band D.


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 Variable in-home, good outdoor via O2, Three, and Vodafone and Good (outdoor only) via EE.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 132.1 sq. metres (1421.4 sq. feet)
12 High Street St Martins, Stamford

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.