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LETTINGS SPECIALISTS

4 The Granary Church Street,
Stamford, PE9 2JX

TO LET £1,395 Per Month



- Stunning Barn Conversion
- 2 Bedrooms
- Views Over Stamford
- Council Tax Band: C
- Set Over 3 Floors
- Close to Town Centre/Train Station
- EPC: D
- Available Now

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

RICS www.richardsonestateagents.co.uk 01780 758000

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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 with mainline trains to London from 50 minutes.

DESCRIPTION
A stunning two bedroom barn conversion, arranged over 3 floors in the centre of Stamford, with beautiful views over the town skyline. The property is decorated throughout in modern neutral tones and has gas central heating.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE HALL
Giving access to integral garage and stairs to first floor, with useful under-stairs storage leading to;

UTILITY ROOM 7'10" x 7'1"
Fitted with painted base and eye level units with shelving, wooden worktops and a ceramic 1 ½ sink with chrome mixer tap. The utility also contains a close coupled WC and heated towel rail. Modern beige ceramic floor tiling. Appliances include a freezer and Beko washing machine.

INTEGRAL GARAGE SPACE 21'11" x 8'7"
Garage space with access from the property and wooden opening doors to the street. Lighting and power points (the garage is to be shared with the landlord).

STAIRS TO 1ST FLOOR:

OPEN PLAN KITCHEN/DINER/SITTING ROOM
In an L-shaped formation - Kitchen area, (2.57m x 2.8m), has a range of base and wall units in a modern neutral finish with wood worktops and chrome handles. Integrated NEFF hob and oven and 1 ½ stainless steel inset sink with chrome mixer tap.

Dual aspect windows with space for large dining table leading to:

Sitting area with UPVC doors to substantial balcony area (1.70m x 4.83m) giving stunning views over Stamford.

STAIRS TO 2ND FLOOR:

BEDROOM 1 7'9" x 11'3"
(Measured to the upright). Feature beamed ceiling and large UPVC windows creating a light room. Recessed down-lights and neutral carpet.

BEDROOM 2 11'7" x 5'4"
Velux window giving views of the Stamford skyline. Fitted cupboard with hanging rail and external shelving. Recessed down-lights and neutrally carpeted.

LANDING AREA
With fitted wardrobe and hanging rail.

BATHROOM 8'3" x 6'5"
(Measured to the upright). Ceramic flooring and neutral décor. Large chrome rainfall shower with glass shower screen. Close coupled WC, hand basin and heated chrome towel rail. Large fitted mirror. Recessed spotlights and Velux window.

SERVICES
Mains water, electricity, gas and sewerage are connected.

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

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.

BROADBAND/MOBILE
According to OFCOM:
Mobile networks available - EE , Three (in & outdoors) Vodaphone, O2 (outdoors & variable in)
Broadband types available - Standard, Superfast & Ultrafast

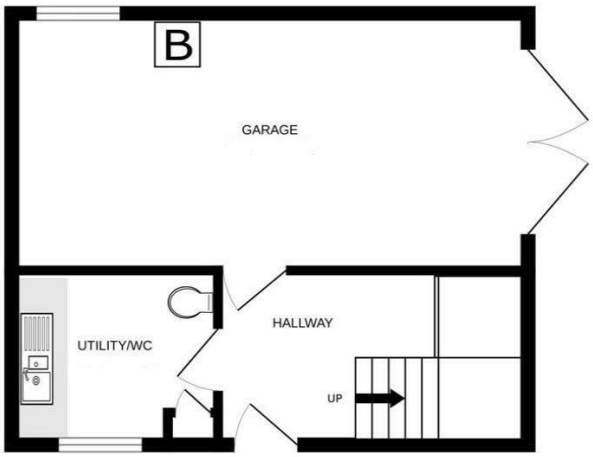




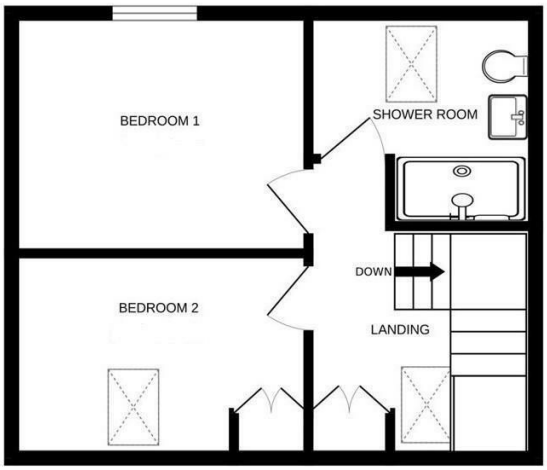


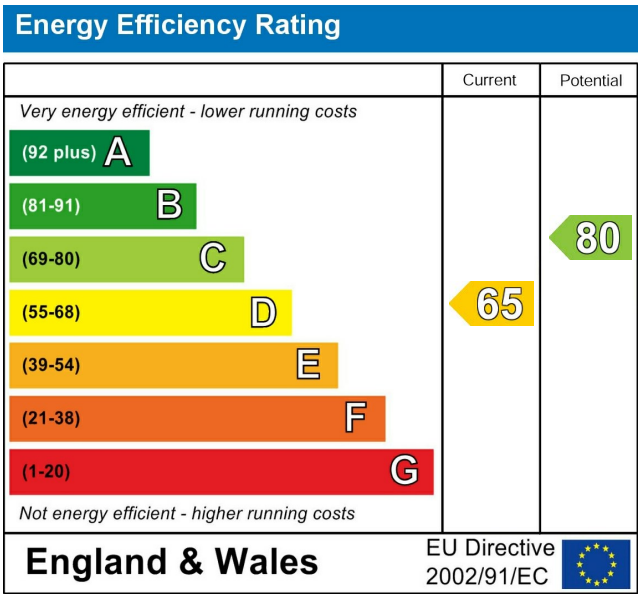
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GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.

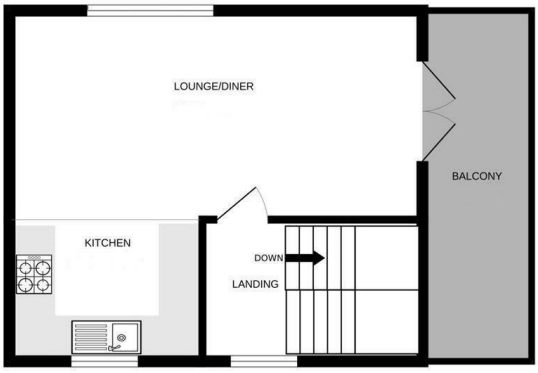


2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.





1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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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.

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