

# Richardson

34 Ross Drive  
Stamford  
PE9 2JF

LETTINGS SPECIALISTS

**TO LET**

**£975 PCMX**



- Detached House
- Kitchen Diner
- Master With En Suite
- Garage
- 3 Bedrooms
- Lounge With Patio Doors
- Family Bathroom
- Enclosed Rear Garden

Sheep Market, Stamford, Lincs, PE9 2RB



[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 762433**

## LOCATION

Ross Drive is located on the Casterton Heights development off Belvoir Close, to the north of Stamford town centre.

## ACCOMMODATION

A three bedroomed detached house with modern fixtures and fittings, gas central heating, double glazing, carpets, enclosed rear garden and garage.

## ENTRANCE

Half glazed front door, stairs to first floor.

## LOUNGE 16'6" x 10'7"

Patio doors to rear garden and window to front.

## KITCHEN 8'11" x 8'1"

Fitted with a range of base and wall mounted units with integrated dishwasher, fridge freezer, electric oven and gas hob with extractor over. Stainless steel sink and drainer. Space for washing machine. Tiled floor. Door and window to rear garden.

## DINING 8'11" x 8'5"

Open plan area off kitchen. Window to front.

## CLOAKROOM

Two piece suite comprising low level WC and corner sink.

## MASTER BEDROOM 10'8" x

With en-suite Shower Room and window to front.

## EN-SUITE

Comprising thermostatic shower in shower cubicle, low level WC and wash hand basin. Heated towel rail. Window to front.

## BEDROOM 2 8'11" x 9'7"

Window to front.

## BEDROOM 3 8'11" x 6'8"

Window to rear.

## BATHROOM

White 3 piece suite comprising panel bath, low level WC and wash hand basin. Heated towel rail. Window to rear.

## OUTSIDE

Enclosed rear garden. Garage.

## TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

## SERVICES

Mains water, electricity, gas and sewerage are connected.

## 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 D.

## VIEWING

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			93
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







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