

Richardson

7 Queens Walk
Stamford PE9 2QF

LETTINGS SPECIALISTS

TO LET

£895 PCMX



- Newly Refurbished
- 2 Bedrooms
- Utility Room
- Council Tax Band: B
- New Kitchen and Bathroom
- 2 Reception Rooms
- Gardens
- Walking Distance to Town Centre

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 762433

LOCATION

Stamford has a unique blend of history, stunning architecture and niche shopping. 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 Leicester and Birmingham.

DESCRIPTION

COMING SOON - A fully refurbished 2 bedrooomed terraced house within walking distance of the town centre. The property has new carpets throughout, new Shaker style kitchen, double glazed sash windows and a new boiler. Gravelled to the front and landscaped rear garden.

ENTRANCE

Door to:

SITTING ROOM

Front aspect, carpet, radiator and stairs to first floor.

Door to :

DINING ROOM

Window to rear, storage cupboard, radiator, carpet.

Door to:

KITCHEN

Brand new kitchen with base and eye level Shaker style kitchen units, single integrated oven and hob with extractor over, dishwasher, 1.5 bowl sink with mixer tap over. Wood effect flooring. Door to rear garden and door to:

UTILITY ROOM

With wash hand basin and wc, boiler, wood effect flooring and work top.

BEDROOM 1

Dual aspect to front, carpeted, radiator and ornamental fire place.

BEDROOM 2

Rear aspect, radiator and carpeted.

BATHROOM

Wash hand basin, wc, bath with shower over with rainfall head, window to rear. Tiled floor and heated ladder towel rail.

OUTSIDE

The front is gravelled with dropped kerb for parking.

The enclosed rear garden has been landscaped and planted, with grass, decking and patio areas and outside tap.

COUNCIL TAX

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

Services

Mains water, electricity, gas and sewerage are connected.

RENT

The rent is payable monthly in advance, by standing order.

DEPOSIT

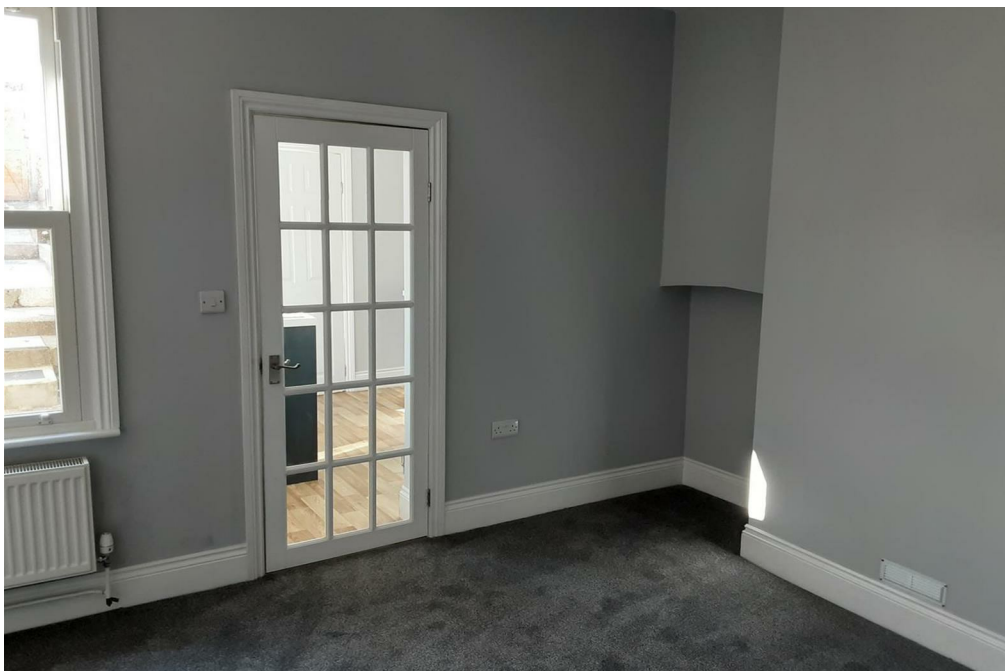
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

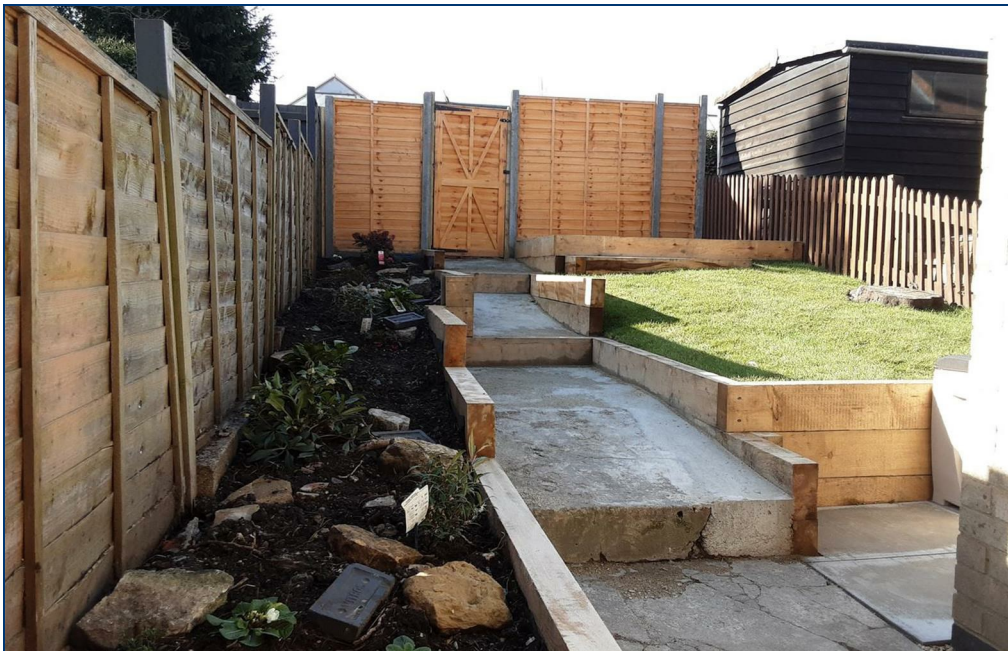
TENURE

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

VIEWING

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





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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.