

Richardson

21 Scotgate
Stamford
PE9 2YQ

LETTINGS SPECIALISTS

TO LET

£1,295 PCMX



- Totally Refurbished
- 2 Bath/Shower Rooms
- Town Centre Location
- Living Room
- 2 Large Double Bedrooms
- Integrated Appliances
- Kitchen/Diner
- Character Property

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

Uniquely designed 2 bedroomed stone town house, set over 4 floors and beautifully refurbished to an exceptionally high specification, close to the town centre. The kitchen has a range of integrated appliances, central island and exposed stone wall, whilst the bathroom has a modern bath on a raised platform and twin basins. the en suite has a walk through shower with attractive tiled splashback. There are new carpets throughout the property.

GROUND FLOOR

Door into:

KITCHEN/DINER 17'0" x 19'9" (5.206 x 6.021)

The kitchen area has a range of wall and base units. Integrated appliances include 2 double ovens, wine cooler, microwave, built-in Bosch fridge/freezer, Bosch washer/dryer, NEFF dishwasher and centre island with storage incorporating 5 ring gas hob with extractor over. There is a window to the frontage with Roman blind and window seat.

LOWER GROUND FLOOR

Staircase down to :

LIVING ROOM 16'9" x 11'1" (5.123 x 3.382)

Stone feature wall, vertical radiators, new grey carpet

FIRST FLOOR

Stairs to First Floor and Hallway with doors to:

BATHROOM 11'10" x 7'5" (3.607 x 2.272)

Modern white bathroom suite comprising freestanding double ended bath on raised platform with feature tiled wall, close coupled wc, twin wash hand basins with illuminated mirror, close coupled wc, grey tiled floor, heated ladder towel rail. Window to rear with Venetian blind.

BEDROOM 2 18'2" x 11'3" (5.561 x 3.454)

With storage cupboard, new grey fitted carpet, window to frontage with Roman blind.

SECOND FLOOR

BEDROOM 1 16'0" x 16'8" (4.885 x 5.087)

New grey fitted carpet, window to frontage with Roman blind and skylights to rear. Door to:

ENSUITE

Walk-through shower with attractive tiled splashback and glass screen, wash hand basin, wc, grey tiled floor, heated ladder towel rail. Skylight to rear.

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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