

# Richardson

112 Churchill Road,  
Stamford  
PE9 1JQ

LETTINGS SPECIALISTS

**TO LET**

**£795 PCMX**



- 3 Bedrooms
- Spacious Kitchen/Diner
- Utility / Cloakroom
- EPC - D
- New Bathroom
- Lounge
- Low Maintenance Gardens
- Council Tax Band B

Sheep Market, Stamford, Lincs, PE9 2RB



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

**01780 762433**

## 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 provides the main city rail links (London Kings Cross approx. 50-55 mins) Stamford also has the advantage of its own railway station which provides direct routes to Leicester and Birmingham.

## ENTRANCE HALL

Laminated flooring, stairs to first floor, storage cupboard and radiator. Doors to:

### LOUNGE 13 x 11 (3.96m x 3.35m)

Double glazed window to front and gas fire.

### KITCHEN 18'1 x 10'9 (5.51m x 3.28m)

Range of base and wall mounted eye level units, space for fridge/freezer, plumbing for dishwasher, electric oven, gas hob with extractor over, laminate flooring, storage cupboard, double glazed window to rear. Door to:

## INNER HALLWAY

Glazed door to rear.

### UTILITY/CLOAKROOM 6'7 x 6'7 (2.01m x 2.01m)

Pedestal wash hand-basin, low level wc, plumbing for washing machine.

## FIRST FLOOR

### LANDING AREA

With doors off to:

### BEDROOM ONE 12'8 x 11'5 (3.86m x 3.48m)

Double glazed window to front, large fitted wardrobe and airing cupboard.

### BEDROOM TWO 11'x x 9'7 (3.35mx x 2.92m)

Double glazed window to rear, radiator and fitted wardrobe..

### BEDROOM THREE 9'8 x 8'6 (2.95m x 2.59m)

Double glazed window to front, fitted wardrobe, large over-stairs cupboard and radiator.

## BATHROOM

New three piece bathroom suite comprising wash hand basin set in a vanity unit, low level wc, bath with electric shower over and glass screen, radiator and double glazed window to rear.

## OUTSIDE

To the front of the property is a small enclosed garden with shrubs and borders.

To the rear of the property is a low maintenance courtyard garden with lighting, outside tap and gated access 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

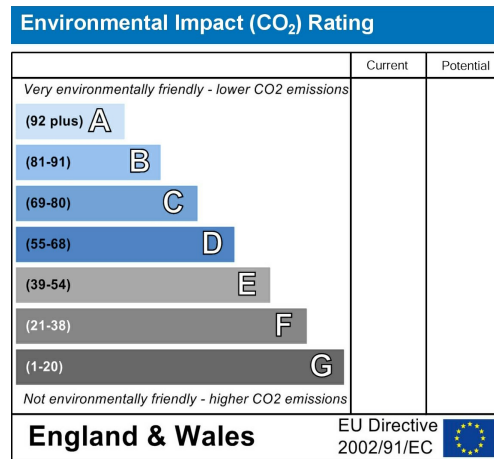
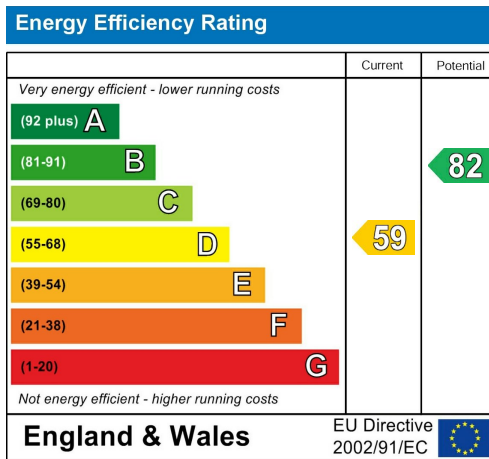
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

## 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.







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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.
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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.

**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.