

# Richardson

7 Mallard Court,  
Stamford  
PE9 2ZE

LETTINGS SPECIALISTS

**TO LET**

**£695 PCMX**



- Close To Town Centre
- Kitchen
- Bathroom
- Allocated Parking
- Lounge
- 2 Bedrooms
- Courtyard Garden
- EPC - TBC

Sheep Market, Stamford, Lincs, PE9 2RB



[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.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 is approximately 14 miles away with mainline rail links to London Kings Cross from 50 mins.

## DESCRIPTION

Mid terraced home close to Stamford town centre. The accommodation comprises entrance hall, lounge, kitchen, 2 bedrooms and bathroom. Courtyard garden to rear and 2 allocated parking spaces. The property benefits from gas central heating and sealed unit double glazing.

## ENTRANCE HALL

Stairs to first floor

## KITCHEN 5'10" x 9'6" (1.78 x 2.90)

Range of base and eye level units with worksurface. Single drainer sink unit. Built in hob and oven. Plumbing for washing machine. Space for tumble drier. Built in fridge freezer. Radiator. Window to front.

## LIVING ROOM 14'7" x 12'4" (4.45 x 3.75(3.76))

Decorative fireplace. Double glazed doors to outside. TV point. Radiator. Built in cupboard.

## FIRST FLOOR LANDING

Built in airing cupboard.

## BATHROOM

3 piece suite of panelled bath with shower over, WC and wash hand basin. Window to front. Radiator.

## BEDROOM 5'11" x 9'10" (1.80 x 3.00)

Window to front. Radiator.

## BEDROOM 12'2" x 9'9" (3.70(3.71) x 2.96(2.97))

Window to rear. Radiator.

## EXTERNAL DETAILS

Courtyard garden with shrubs. Patio/gravel area. Path leading to gate at rear.

## SERVICES

Mains water, electricity, gas and sewerage are connected.

## 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.

## RENT

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

## DEPOSIT

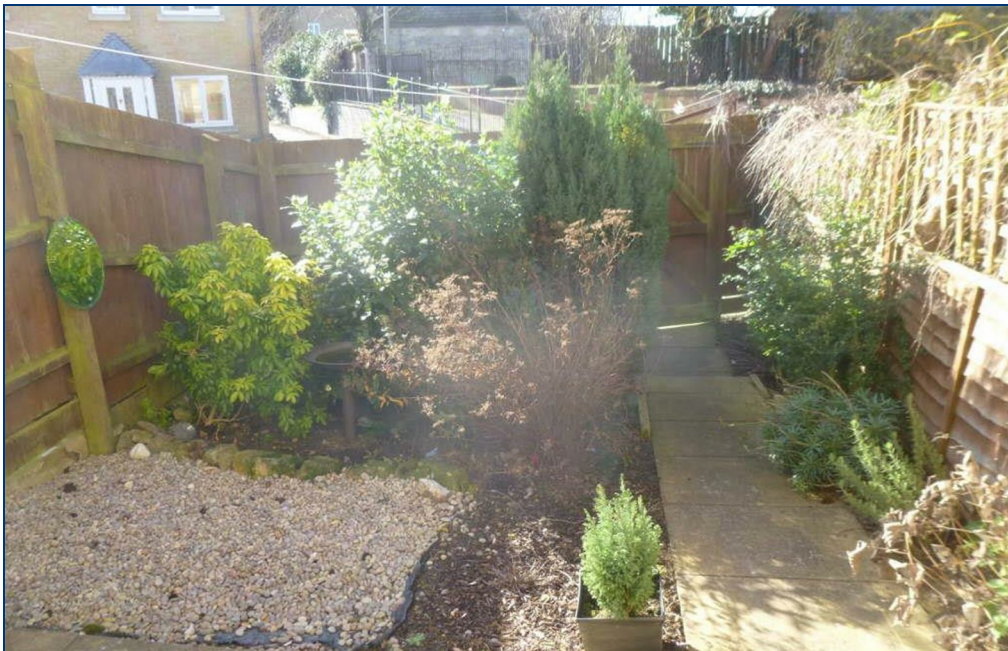
Five weeks rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

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