

Richardson

LETTINGS SPECIALISTS

80 Trinity Road
Stamford
PE9 1BP

TO LET

£1,295 PCM



- Recently Refurbished
- 3 Bedrooms
- Separate Utility Room
- Long Term Let
- Popular Location
- Open Plan Kitchen/Diner
- Off Street Parking
- Available Mid October

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

LOCATION

This recently refurbished 3 bedroom home, is situated in a popular residential area, and is just a 15 minute walk from the centre of Stamford and several local schools. The town itself offers excellent facilities with plenty of independent cafes and restaurants, and is within easy access of the A1 with connections to other major road networks. The local train station provides main city rail links to Peterborough and London Kings Cross (approx. 50-55 mins) with cross country connections to Birmingham and Stansted - ideal for commuting!

DESCRIPTION

A great modern 3 bedroom end of terrace family home, with gas central heating, off street parking and enclosed garden to rear. Two of the bedrooms can accommodate double beds and house built in wardrobes, while the other bedroom is a good size single, which could also be used as home office space. The accommodation comprises:

SITTING ROOM 10'1" x 13'4"

A good sized sitting room with window to front elevation.

KITCHEN/DINER 17'10" x 10'8"

The property boasts a good sized kitchen which is fitted with a range of matching floor and wall units providing storage and work surface area. There is also plenty of space for a separate dining area. Window to rear garden and access into the:

UTILITY ROOM 11'0" x 6'4"

Accessed from the rear of the property, a great additional space for appliances and storage.

FIRST FLOOR

Landing with loft access with doors to:

BEDROOM 1 12'4" x 9'2"

The largest double bedroom is located at the front of the property, and has both a single and double fitted wardrobes.

BEDROOM 2 9'6" x 10'2"

The second bedroom is located at the rear of the property and has a single fitted wardrobe.

BEDROOM 3 8'4" x 11'1"

This third bedroom is perfect for children, guests or can even be used as an office if working from home.

BATHROOM

Fully tiled family bathroom with fitted shower over the bath.

OUTSIDE

There is an open plan garden to front with parking space for two cars on the graveled driveway. The enclosed rear garden enjoys a westerly aspect with a large patio and raised graveled area.

SERVICES

Mains water, electricity, gas and drainage are connected.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE, and O2

Broadband types available - Standard and Superfast

RENT

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

DEPOSIT

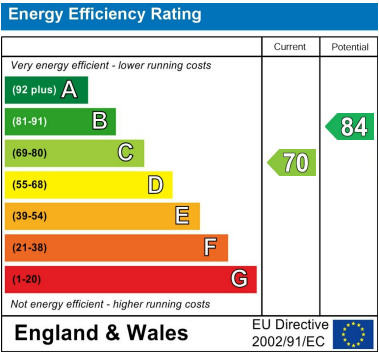
Five weeks rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

COUNCIL TAX

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

VIEWING

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





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