

36 Doughty Street

, Stamford, PE9 1UT

£1,395 Per Month

Richardson

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, Stamford, PE9 1UT

A spacious 3 bedroom house which benefits from a modern kitchen and bathroom suite.

Location

Stamford 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 town's 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.

Accommodation

A side entrance to the property gives access to inner hallway, doors off to lounge, dining room and stairs to first floor.

Lounge

13'4" x 12'0" (4.086 x 3.673)

LVT wood-effect flooring has been fitted providing a modern and practical finish. A bay window to the front elevation allows plenty of natural light into the room and is fitted with a slatted Venetian blinds.

Dining Room

12'9" x 12'0" (3.910 x 3.663)

LVT wood-effect flooring has been fitted, providing an attractive finish. The room benefits from windows to both the side and rear elevations, allowing for good levels of natural light, with fitted blinds included. There is a useful fitted storage cupboard, together with a door leading to a further understairs cupboard offering additional storage space.

Kitchen

10'0" x 7'11" (3.065 x 2.420)

The kitchen is fitted with a range of modern cream Shaker-style base and wall units complemented by a beech-effect work surface. Integrated appliances include an electric oven, gas hob and extractor fan, with additional space provided for a freestanding fridge/freezer. Wood-effect flooring gives an attractive finish.

Family Bathroom

8'0" x 7'11" (2.447 x 2.418)

The bathroom is fitted with a modern white suite comprising a panelled bath with shower over, WC, and a hand basin set within a vanity unit providing useful storage. Additional features include a chrome heated towel rail, tiled flooring, and a contemporary finish throughout.

Sun Room

9'6" x 8'5" (2.910 x 2.584)

This area provides a useful additional space with a plumbing point for a washing machine. A door leads directly to the enclosed rear garden.









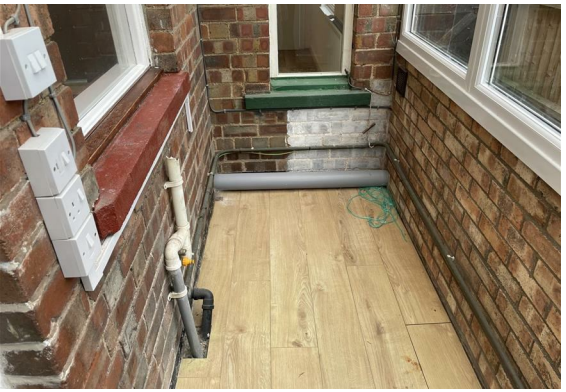
















Bedroom 1
11'10" x 11'2" (3.607 x 3.413)
A good-sized double bedroom with a window to the front elevation fitted with venetian blinds. The room benefits from wood-effect flooring and a fitted wardrobe space.

Bedroom 2
12'9" x 8'5" (3.907 x 2.584)
A well-proportioned bedroom benefiting from windows to both the side and rear elevations. Both windows are fitted with blinds, and the room is finished with carpet

Bedroom 3/Study
10'0" x 8'0" (3.049 x 2.442)
A further bedroom with a window to the rear elevation fitted with a blind. The room is finished with wood-effect flooring.

Outside
Enclosed rear garden with patio area, small lawn and wilderness area.

Services
Mains water, gas, electricity and sewerage.

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.

Viewing

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

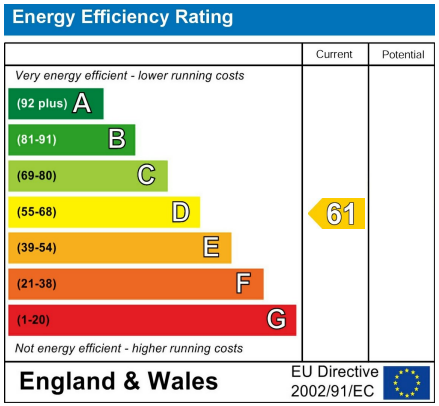
Broadband/Mobile
According to OFCOM:
Mobile networks available - EE , O2, Three, Vodaphone (outdoors)
Broadband types available - Standard & Superfast

Floor Plan

Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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