



19 Waverley Gardens, Stamford, Lincs, PE9 1BH

This well presented three bedroom home is situated in a popular area of Stamford and is available to rent from mid August

The accommodation comprises of entrance hall, sitting room with patio doors to the garden, kitchen diner with built in oven, hob and dishwasher, and a downstairs shower room.

To the first floor are two double bedrooms, a single bedroom currently set up as an dressing room, and a four piece family bathroom.

The property is situated in a good sized plot with driveway parking to the rear for two cars. There is a large garden room with power and light.

£1,350 PCM

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Popular Stamford street
  - Modern kitchen and bathrooms
  - Large shed with power and lighting
  - Holding Deposit £311, Damage Deposit £1557
- Close proximity to town centre and amenities
  - Kitchen/Diner
  - Driveway parking
  - EPC - D Council Tax - C



ACCOMMODATION:

**Living Room**  
5.64m x 3.63m

**Kitchen/Diner**  
5.61m x 3.07m

**Bedroom One**  
3.35m x 4.06m

**Bedroom Two**  
3.63m x 3.05m

**Bedroom Three**  
2.72m x 2.51m (8'11" x 8'2")

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.