HAMMOND
CHARTERED SURVEYORS
01782 659905
www.hammondsurveyors.co.uk









79 Clare Street, Basford, Stoke-On-Trent, ST4 6EE

£875 Per Calendar Month

- Terraced House
- Unfurnished
- Pets Considerd
- Managed by Hammond Chartered Surveyors.
- Two Bedrooms
- On Street Parking (No permit required)
- Utility Bills are not included

79 Clare Street, Stoke-On-Trent ST4 6EE

Very well presented two Bedroom terraced property. Located in Basford, a 20 minute walk from Royal Stoke university Hospital and a short walk to Newcastle Town Centre, The accommodation comprises; Two Reception Rooms, Kitchen, Bathroom and two Bedrooms. To othe rear of the property is an enclosed yard with built in raised flower beds. The property is offered unfurnished and Managed by Hammond Chartered Surveyors.

2 1 2 D

Council Tax Band: A







FRONT RECEPTION ROOM
3.54m x 3.34m (11'7" x 10'11")
Upvc door to front, window to front, wood flooring, radiator.

REAR RECEPTION ROOM
3.53m x 3.61m (11'6" x 11'10")
Window to rear, under stair store, feature electric fire, carpeted, radiator.

KITCHEN
1.93m x 2.25m (6'3" x 7'4")
Window to side, tiled floor, radiator, modern kitchen fitted with a range of wall, base and drawer units, stainless steel sink and drainer, integrated gas hob and electric oven.

REAR LOBBY
Upvc door to rear garden, store cupboard housing boiler.

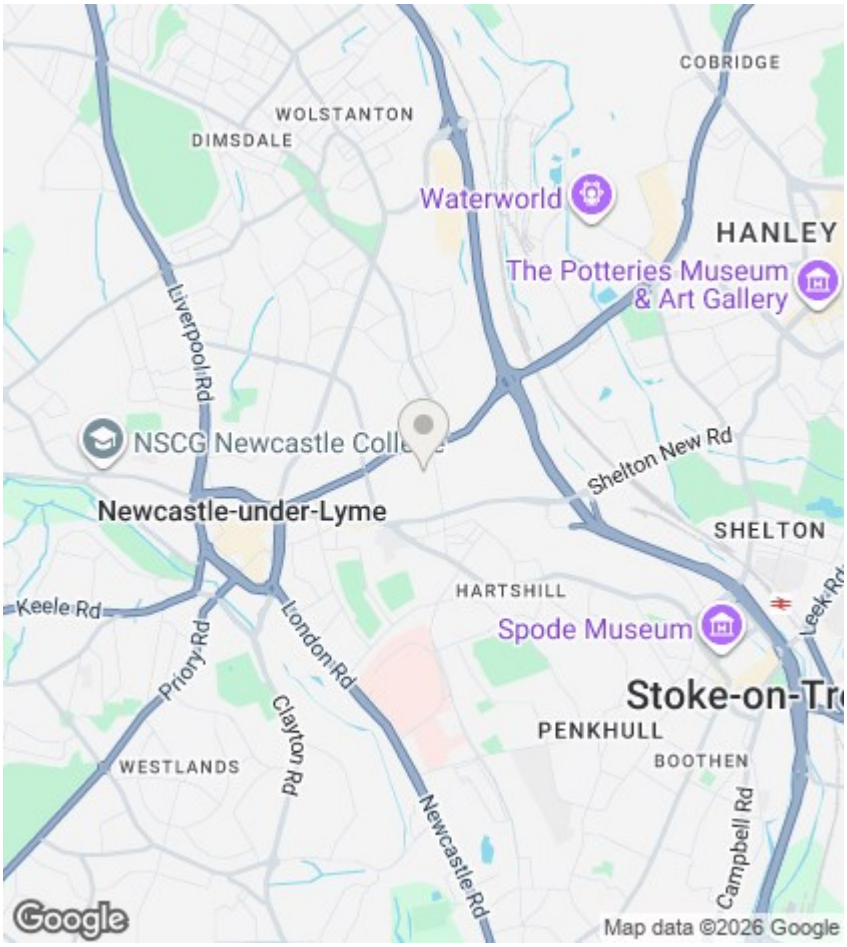
BATHROOM
2.02m x 1.90m (6'7" x 6'2")
Window to side, fully tiled walls and floor, ladder style towel radiator. Fitted with a whte suite comprising P-shaped bath with a rain waterfall themostatic bar shower, wash hand basin and w.c.

BEDROOM ONE
3.53m x 3.33m (11'6" x 10'11")
Window to front, carpeted, radiator.

BEDROOM TWO
3.55m x 3.63m (11'7" x 11'10")
Window to rear, carpeted, radiator, useful alcove with lighting.

EXTERIOR
To the rear of the property is an enclosed garden with built in raised flower beds and a pedestrian access gate.

Style: Two Bedroom terraced House
Status: To Let
Availability: Now
Rent: £875.00 per calendar month, monthly in advance by standing order
Holding Deposit: £201.00
Deposit: £1009.00 to be lodged with the Deposit Protection Service
Other Costs: The tenant will be responsible for all normal utilities charges and Council Tax charges
Furnishings: Unfurnished
EPC Rating: D
Council Tax Band: Band A
Broadband: FTTP
Mobile Phone Signal: You are likely to have good coverage in the area with the following providers EE, Three, O2, Vodafone
Disclaimer: All room measurements have been taken internally. Unless otherwise stated the property is connected to mains sewerage, water, gas and electricity for domestic purposes. The property is of standard construction.



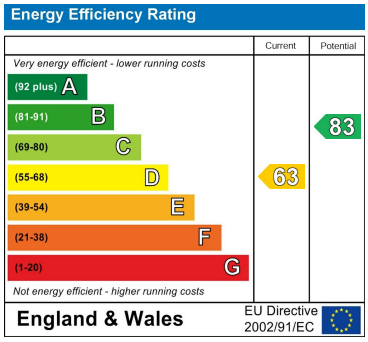
Directions

Viewings

Viewings by arrangement only. Call 01782 659905 to make an appointment.

EPC Rating:

D



Lymdale Business Centre, Lymdale Business Park Hooters Hall Road, Newcastle under Lyme, Staffordshire, ST5 9QF
01782 659905
info@hammondsurveyors.co.uk
www.hammondsurveyors.co.uk