



## 23 Hatrell Street, Newcastle, ST5 1LX

£850 PCM

- Forecourted Mid Terrace House
- Unfurnished
- Utility Bills are not included
- Managed by Hammond Surveyors
- Two Bedrooms
- On Street Parking - Permit Required
- Walking Distance of Newcastle Town Centre

## 23 Hatrell Street, Newcastle ST5 1LX

A fore courted mid terraced property, located within walking distance of Newcastle Town Centre, and Royal Stoke University Hospital. The accommodation comprises, Reception room, Kitchen, ground floor bathroom, two bedroom and first floor w.c. The property is offered unfurnished and Managed By Hammond Chartered Surveyors.



Council Tax Band: A



#### PORCH

Upvc door to front, tiled floor.

#### LIVING ROOM

0.91 x 1.22 (2'11" x 4'0")

Window to front, radiator, carpeted, feature fireplace.

#### KITCHEN

0.91 x 0.61 (2'11" x 2'0")

Window to the rear, radiator, tiled flooring. Fitted with a range of wall, base and drawer storage units, integrated electric oven and hob, stainless steel sink and drainer.

#### UNDERSTAIR STORE

#### REAR LOBBY

#### REAR PORCH

0.3 x 0.61 (0'11" x 2'0")

Tiled floor, door to rear garden.

#### BATHROOM

0.3 x 0.61 (0'11" x 2'0")

Window to side, radiator, vinyl flooring. Fitted with a white suite comprising of a P-shaped bath with mixer taps and shower attachment, wash hand basin and w.c

#### BEDROOM ONE

0.91 x 1.22 (2'11" x 4'0")

Window to the front, radiator, carpeted, door to w.c.

#### W.C

Vinyl flooring, w.c, wash hand basin.

#### BEDROOM TWO

0.91 x 0.61 (2'11" x 2'0")

Window to rear elevation, radiator, carpeted.

#### EXTERIOR

To the front of the property is a fore court with shrubs and plants.

To the rear of the property is a paved area with planted borders and a pedestrian access gate.

Style: Two Bedroom Mid Terraced House

Status: To Let

Availability: Now

Rent: £850.00 per calendar month, monthly in advance by standing order

Holding Deposit: £196.00

Deposit: £980.00 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: FTTC

Mobile Phone Signal: You are likely to have good coverage in the area with the following provider: Three

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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	