



## 29 Caulton Street, Burslem, Stoke-on-Trent, ST6 4ER

£695 PCM

- Two Bedroom Terraced Home
- Popular Location
- Managed By Hammond Chartered Surveyors
- Breakfast Kitchen
- Unfurnished



## 29 Caulton Street, Stoke-on-Trent ST6 4ER

Two Bedroom terraced home located in the market town of Burslem. The accommodation comprises; Living room, Breakfast kitchen, Bathroom and Two Bedrooms. The property is offered unfurnished and Managed By Hammond Chartered Surveyors.



Council Tax Band: A



#### LIVING ROOM

9' 9" x 11' 10" (2.99m x 3.63m)

Upvc door to front, window to front, laminate flooring, radiator, feature electric fire.

#### BREAKFAST KITCHEN

12' 0" x 11' 10" (3.66m x 3.63m)

Window to rear, radiator, vinyl flooring. Fitted with a range of wall, base and drawer storage units, integrated electric hob and oven, plumbing for washing machine.

#### BATHROOM

6' 9" x 7' 2" (2.06m x 2.19m)

Window to side, vinyl flooring, radiator. Fitted with a white suite comprising bath with shower over, w.c, wash hand basin.

#### BEDROOM ONE

11' 11" x 9' 10" (3.64m x 3.01m)

Window to front, carpeted, radiator.

#### BEDROOM TWO

11' 11" x 11' 11" (3.64m x 3.65m)

Window to rear, carpeted, radiator, storage cupboard.

#### EXTERIOR

To the rear of the property is an enclosed garden with a pedestrian access gate.

Style: Two Bedroom Mid Terraced House

Status: To Let

Availability: 3rd January 2025

Rent: £695.00 per calendar month, monthly in advance by standing order

Holding Deposit: £160.00

Deposit: £801.00 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

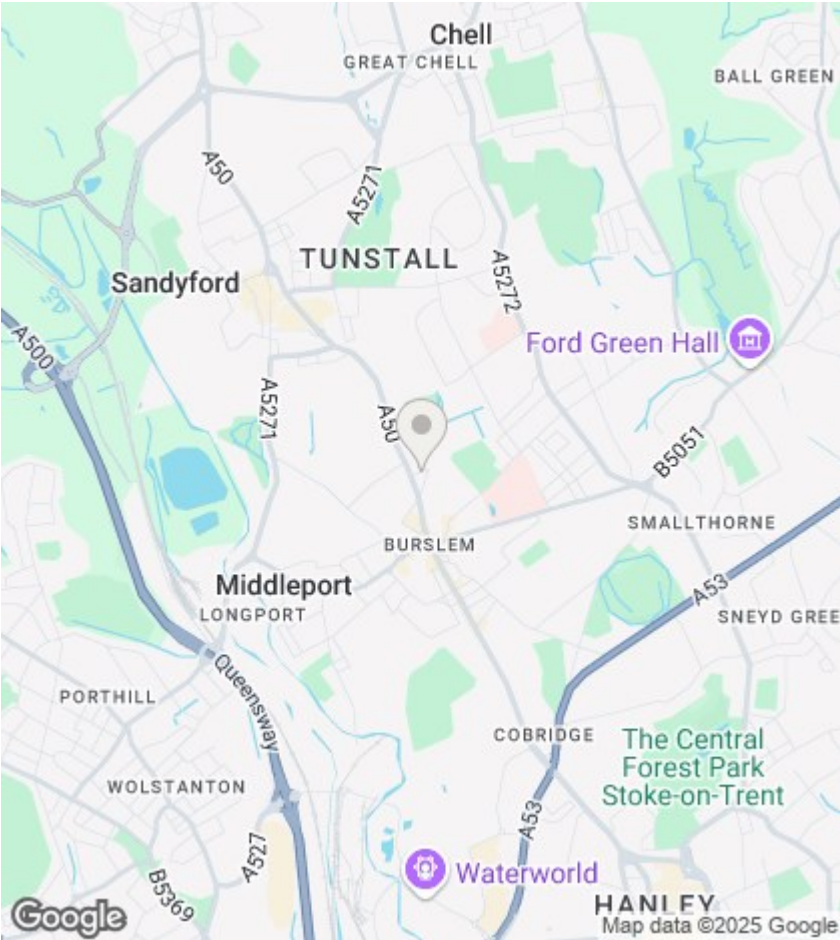
EPC Rating: D

Council Tax Band: Band A

Broadband: FTTC

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	