



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

£875 Per Calendar Month

- Terraced House
- Unfurnished
- Pets Considered
- 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.



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 white suite comprising P-shaped bath with a rain waterfall thermostatic 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

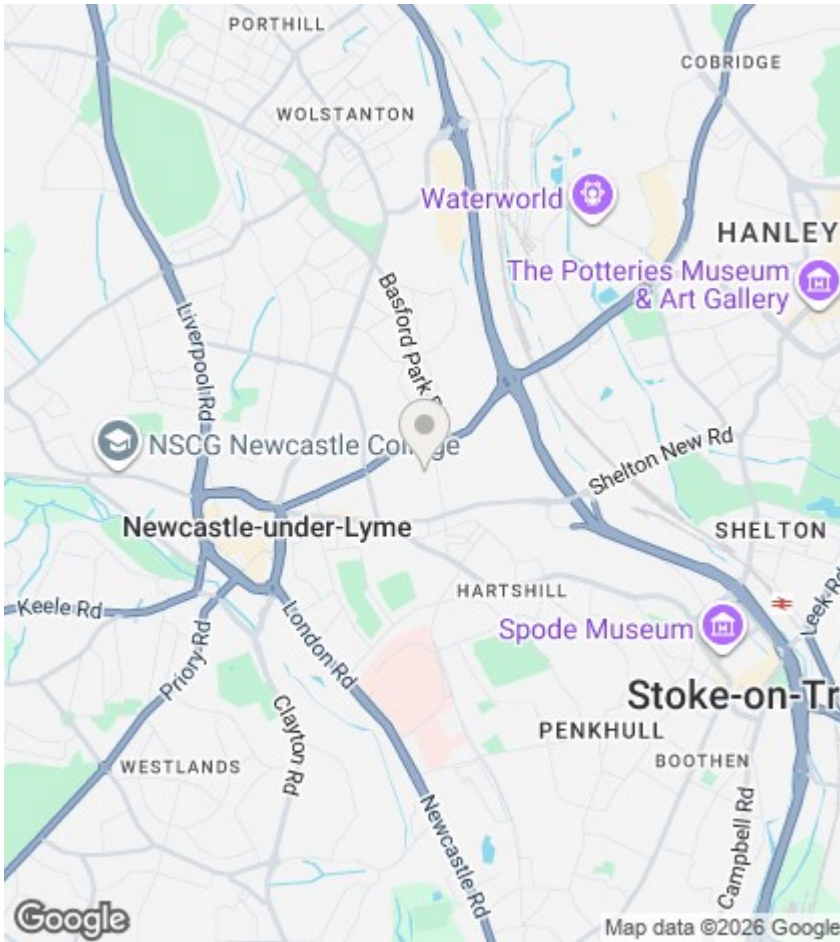
EPC Rating: D

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

