



63 Campbell Terrace, Stoke-On-Trent, ST1 6LR

£750 Per Calendar Month

- Mid Terraced House
- Unfurnished
- Utility Bills are not included
- Managed by Hammond Chartered Surveyors
- Great transport links nearby
- 2 Bedrooms
- On Street Parking
- 2 Reception Rooms
- Viewing highly recommended

63 Campbell Terrace, Stoke-On-Trent ST1 6LR

Two bedroom Mid Terraced House located in Birches Head, close to shops and amenities. The accommodation comprises; Two Reception Rooms, Kitchen, Bathroom and Two bedrooms. The property is offered unfurnished and Managed by Hammond Chartered Surveyors.



Council Tax Band: A



FRONT RECEPTION ROOM

3.46m x 4.01m max (11'4" x 13'2" max)

Window to front, carpeted, radiator, gas fire.

REAR RECEPTION ROOM

3.46m x 3.72m (11'4" x 12'2")

Window to rear, carpeted, radiator, feature fireplace, under stair storage cupboard.

KITCHEN

1.88m x 3.65m (6'2" x 11'12")

Window to side, vinyl flooring, radiator. Fitted with a range of wall and base units, stainless steel sink and drainer, integrated gas hob and electric oven.

REAR LOBBY

Door to rear, space for fridge freezer.

BATHROOM

1.76m x 2.19m (5'9" x 7'2")

Window to side, vinyl flooring, aqua panelling to the walls, Fitted with a white suite comprising bath with shower from mixer taps, wash hand basin, w.c.

BEDROOM ONE

3.43m x 3.38m (11'3" x 11'1")

Window to front, carpeted, radiator.

BEDROOM TWO

3.42m x 3.73m (11'3" x 12'3")

Window to rear, carpeted, radiator, storage cupboard.

EXTERIOR

To the front of the property is a forecourt

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

Style: Two Bedroom Forecourted Mid Terraced House

Status: To Let

Availability: Now

Rent: £750.00 per calendar month, monthly in advance by standing order

Holding Deposit: £173.00

Deposit: £865.00 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

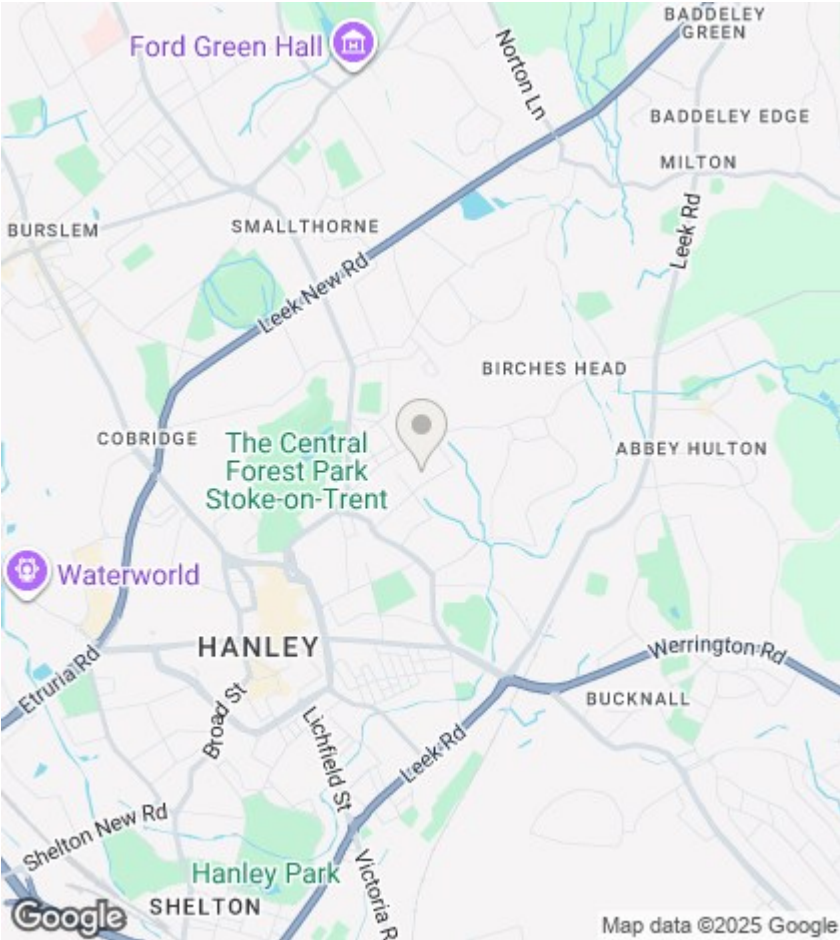
EPC Rating:

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, 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		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	