

24 Jolley Street, Smallthorne, Stoke-On-Trent, Staffordshire,



To Let Exclusive at £700 Per month

Bob Gutteridge Estate Agents are pleased to offer to the rental market this well presented Victorian terraced home situated in this convenient Smallthorne location which provides ease of access to local shops, schools and amenities as well as offering good bus routes throughout the City. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of through lounge/dining room, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. Viewing Advised !

THROUGH LOUNGE / DINER 8.03m x 3.40m (26'4" x 11'2")

With Upvc double glazed frosted front access door, Upvc double glazed windows to front and rear aspects, two LED light fittings, pendant light fitting, cornicing to ceiling, smoke alarm, two double panelled radiators, single panelled radiator, feature electric pebble effect fireplace with white wood surround and stone insert, built-in meter cupboards housing gas and electricity meters and consumer unit, alarm system, TV aerial connection point, Virgin Media connection point (subject to usual transfer regulations), BT Openreach connection point, phone line/ADSL connection points, Glow Worm wireless thermostat, power points, access to understairs storage cupboard providing ample domestic storage space, stairs to first floor and door leading off to;



FITTED KITCHEN 3.63m x 1.93m (11'11" x 6'4")

With Upvc double glazed window to side aspect, LED tube light fitting, loft access, Manrose extractor fan, double panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard space, round edge wood effect laminate worktop, built-in stainless steel sink unit, built-in Beko electric fan oven, built-in Beko four ring ceramic electric hob with extractor hood above, space for automatic washing machine, a Glow Worm Flexicom 24CX gas combination boiler providing the domestic hot water and heating systems, and access off to;



REAR LOBBY 2.29m x 1.04m (7'6" x 3'5")

With Upvc double glazed frosted side access door, pendant light fitting, space for fridge/freezer, vinyl cushion flooring and door leading off to;

GROUND FLOOR BATHROOM 2.26m x 2.06m (7'5" x 6'9")

With Upvc double glazed frosted window to side, enclosed light fitting, Manrose extractor fan, single panelled radiator, a white suite comprising low level dual flush WC, pedestal sink unit, white panel bath unit with mixer tap above and Triton electric shower unit.



FIRST FLOOR LANDING

With pendant light fitting and doors leading off to;

BEDROOM ONE (REAR) 3.66m x 3.48m maximum (12'0" x 11'5" maximum)

With Upvc double glazed window to rear, three lamp light fitting, single panelled radiator, loft access, Virgin Media connection point (subject to usual transfer regulations) and power points.



BEDROOM TWO (FRONT) 3.18m x 3.45m maximum (10'5" x 11'4" maximum)

With Upvc double glazed window to front, three lamp light fitting, single panelled radiator and power points.



EXTERNALLY



ENCLOSED REAR YARD

Bounded by garden brick wall with stone flag paving, outdoor tap and timber rear access gate.



COUNCIL TAX

Band 'A' amount payable to City of Stoke-on-Trent Council.

SERVICES

Main services of gas, electricity, water and drainage are connected.

TERMS

The property is offered to let at £700.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £807.69 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £161.53 which, subject to successful referencing, will form part of the rent. The holding deposit will be forfeit if certain conditions are not met by the applicant as per the Tenant Fees Act 2019, further details can be obtained from the Agent prior to applying. Smoking is not permitted.

Before you are granted a tenancy, you will have to demonstrate your Right to Rent in the UK as introduced by the Immigration Act 2014.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

