

19a Victoria Street, Chesterton, Newcastle, Staffs, ST5 7EP



To Let Exclusive at £600 PCM

Bob Gutteridge Estate Agents are pleased to offer to the market this well presented and up to date ground floor flat situated in the convenient Chesterton location which provides ease of access to local shops, schools and amenities. As you would expect this property offers the benefits of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, lounge, master bedroom, modern fitted kitchen and modern ground floor bathroom. Externally the property enjoys an enclosed rear yard. We can also confirm this property is fully available and available for viewing. Please note access is to the rear of the building.

ENTRANCE LOBBY

With Upvc double glazed frosted side access door with frosted glazed panel to side, panelling to ceiling, four double coat hooks, ceramic tiles to flooring, double doors reveal built in storage cupboard and access off to rooms including;

LOUNGE 4.09 x 3.61 (13'5" x 11'10")

With Upvc double glazed patio doors to rear, textured ceiling, smoke alarm, five lamp brass light fitting, decorative picture rail, feature fire surround with built in coal effect electric fire, double panelled radiator, wood effect laminate flooring, built in storage cupboard providing ample domestic shelving and storage space, power points and door leads off to;



MASTER BEDROOM 4.06m x 3.05m to chimney breast (13'4" x 10'0" to chimney breast)

With Upvc double glazed window to front, pendant light fitting, picture rail, double panelled radiator, built in double wardrobes providing ample domestic hanging and storage space, modern oak effect laminate flooring, built in gas/electricity meter cupboards and power points.



FITTED KITCHEN 3.28m x 2.41m (10'9" x 7'11")

With Upvc double glazed window to side, Upvc double glazed frosted window to side, panelling to ceiling, enclosed light fitting, a range of base and wall mounted shaker oak grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in stainless steel sink unit with mixer tap above, built in four ring Bosch ceramic hob unit with oven beneath and extractor hood above, ceramic splashback tiling, ceramic floor tiling, Fridge Master fridge/freezer, Lamona automatic washing machine, power points, door to built in boiler cupboard housing an Ideal ESPRITESPRIT combination boiler providing domestic hot water and central heating systems and door leads off to;



GROUND FLOOR BATHROOM 2.34m x 2.06m (7'8" x 6'9")

With Upvc double glazed frosted window to side, enclosed light fitting, a white suite comprising of low level WC, pedestal sink unit with mixer tap above, "P" shaped bath/shower unit with curved glazed shower screen, mixer tap and shower attachment, aqua boarding to walls, modern chrome towel radiator and ceramic tiled flooring.



EXTERNALLY



REAR YARD

Bounded by garden brick walls along with double timber gates providing pedestrian access to the rear of the property, artificial grassed area, granite pathways and stone chipping providing ease of maintenance.



NOTE

PLEASE NOTE THE CELLAR IS NOT INCLUDED IN THE RENTAL

COUNCIL TAX

Band 'A' amount payable to Newcastle under Lyme Borough Council.

SERVICES

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

TERMS

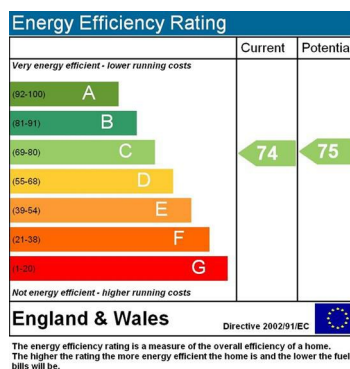
The property is offered to let for a minimum term of six months at £600.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £692.30 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £138.46 which, subject to successful referencing, will form part of the first months rent. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

No Pets, No Smoking.

Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

VIEWING

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



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

