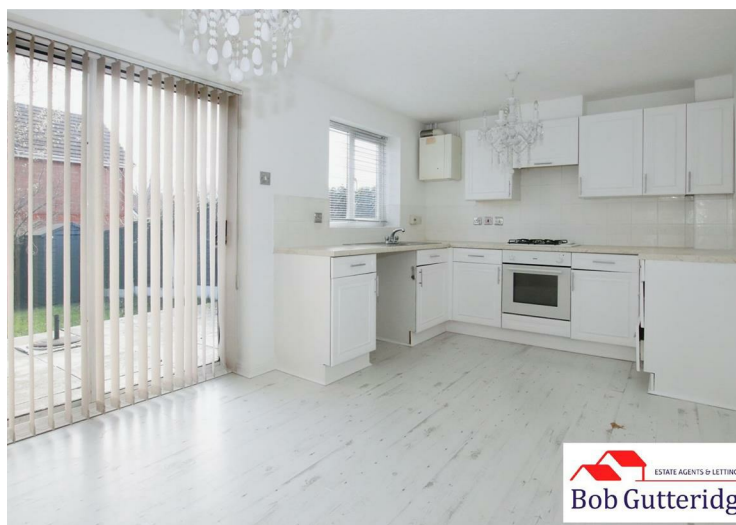


3 Orchid Grove, Basford, Stoke-On-Trent, Staffs, ST4 7TN



£995 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented end town house situated in this popular and convenient Basford location. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, spacious lounge, fitted kitchen / diner and to the first floor are three bedrooms along with a first floor bathroom and en-suite shower room. Externally the property offers off road parking along with a fore court and enclosed rear garden. **Viewing Is A Must !**

ENTRANCE HALL

With composite double glazed fronted front access door, pendant light fitting, artex to ceiling, smoke alarm, double panelled radiator, oak effect laminate flooring, power points, stairs to first floor landing and door leads off to;



LOUNGE 4.65m x 3.63m (15'3" x 11'11")

With Upvc double glazed window to front, artex to ceiling, coving, pendant light fitting, double panelled radiator, power points, feature fireplace with built in electric modern pebble effect fire and door leads off to;



FITTED KITCHEN/DINING ROOM 4.67m x 2.84m (15'4" x 9'4")

With Upvc double glazed window to rear, aluminium double glazed sliding patio door to rear, Potterton Suprima boiler providing domestic hot water and central heating systems, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, ceramic splashback tiling, built in four ring gas hob unit with oven beneath plus extractor hood above, wood effect laminate flooring, double panelled radiator, plumbing for automatic washing machine, space for fridge/freezer, power points and door to;



UNDER STAIRS STORE

With artex to ceiling, wood effect laminate flooring and electricity consumer unit.

FIRST FLOOR LANDING

With Upvc double glazed window to side, access to loft space, artex to ceiling, pendant light fitting, power points, door to built in airing cupboard housing a copper hot water cylinder and doors to rooms including;



BEDROOM ONE (FRONT) 3.56m x 2.74m (11'8" x 9'0")

With Upvc double glazed window to front, artex to ceiling, coving, pendant light fitting, panelled radiator, power points and access off to;



EN-SUITE SHOWER ROOM 2.74m x 0.86m (9'0" x 2'10")

With artex to ceiling, pendant light fitting, extractor fan, a coloured suite comprising of low level WC, pedestal sink unit, walk in shower enclosure with thermostatic shower, electric shave socket, panelled radiator and tile effect flooring.



BEDROOM TWO 3.30m x 2.74m (10'10" x 9'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



BEDROOM THREE 2.26m x 1.88m (7'5" x 6'2")

With Upvc double glazed window to front, artex to ceiling, pendant light fitting, panelled radiator and power points.



FIRST FLOOR BATHROOM 1.75m x 1.88m (5'9" x 6'2")

With Upvc double glazed frosted window to rear, artex to ceiling, pendant light fitting, extractor fan, a coloured suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment, ceramic splashback tiling double panelled radiator and oak effect laminate flooring.



EXTERNALLY



FORE COURT

Lawn section to frontage along with mature shrubs, paved pathways and;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with garden brick walls with paved area providing ample domestic patio space and sitting space, lawn section with mature shrubs and plants to borders and a garden timber shed providing ample external storage space.



COUNCIL TAX

Band 'B' 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 for a minimum term of six months at £995.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1148.07 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £229.61 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.

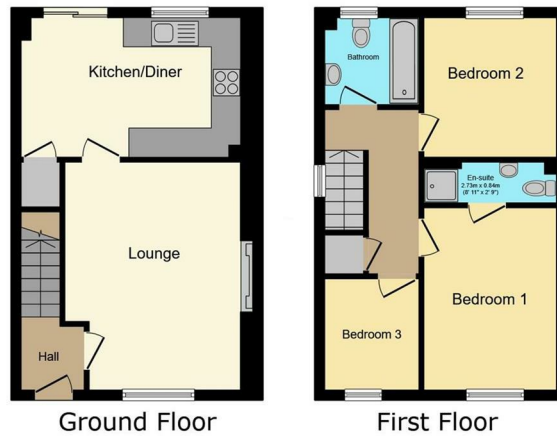
No Pets, No Smoking.

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.

3 Orchid Grove, Stoke-on-Trent, ST4 7TN



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

 Bob Gutteridge



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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



 ESTATE AGENTS & LETTINGS
Bob Gutteridge