

7 Richmond Grove, Basford, Newcastle, Staffs, ST5 0LF



Freehold £165,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi detached home situated in a cul de sac location in Basford which provides ease of access to local shops, schools and amenities as well as providing good road links to the A500. This property is in need of general updating, however, is enhanced with Upvc double glazing. In brief the accommodation comprises of entrance hall, through lounge/dining room, fitted kitchen and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to both front and rear along with off road parking. We can also confirm this home is being sold with the advantage of No Vendor Chain !

STORM PORCH

With Upvc front access door with double glazed panels to sides and skylights with inset lead pattern, part panelled/part glazed door leads off to;

ENTRANCE HALL

With coving to ceiling, enclosed light fitting, smoke alarm, stairs to first floor landing and doorway to under stairs storage cupboard with Upvc double glazed frosted window to side, shelving and storage space, gas meter, water meter and ample domestic storage.



OPEN PLAN LOUNGE / DINING ROOM 7.57m x 3.35m (24'10" x 11'0")

With Upvc double glazed half bay window to front, Upvc double glazed window to rear, two pendant light fittings, feature stone fireplace with built in coal effect gas fire, TV aerial connection point, power points and BT telephone point (subject to usual transfer regulations).



KITCHEN 4.72m x 1.78m with a maximum of 2.08m (15'6" x 5'10" with a maximum of 6'10")

With Upvc double glazed frosted window to side, part panelled/part frosted side access door, Upvc double glazed window to rear, two florescent tube light fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in marble effect, ceramic wall tiling, ceramic floor tiling, plumbing for automatic washing machine, space for gas cooker and electricity consumer unit plus power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, coving to ceiling, pendant light fitting, smoke alarm, power points and doors lead off to rooms including;



BEDROOM ONE (FORMERLY TWO BEDROOMS) 5.31m reducing to 3.35m x 3.99m reducing to 2.06m (17'5" reducing to 11'0" x 13'1" reducing to 6'9")

With Upvc double glazed half bay window to front, Upvc double glazed window to front, coving to ceiling, two pendant light fittings and power points.



BEDROOM TWO (REAR) 3.63m x 3.33m (11'11" x 10'11")

With Upvc double glazed window to rear, coving to ceiling, decorative ceiling rose, pendant light fitting and two power points.



FIRST FLOOR BATHROOM 2.08m x 1.75m (6'10" x 5'9")

With Upvc double glazed frosted window to rear, enclosed light fitting, access to loft space, wall light fitting, a white suite comprising of low level dual flush WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment plus wall mounted electric heater.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with garden concrete block walls, mature shrubs and hedges to borders with cobbled frontage providing ease of maintenance, a flagged driveway provides off road parking along with providing access to;



REAR GARDEN

Bounded by concrete post and timber fencing with paved area providing patio and sitting space, tiered up with lawn section with mature shrubs and plants to borders.



COUNCIL TAX

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

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

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

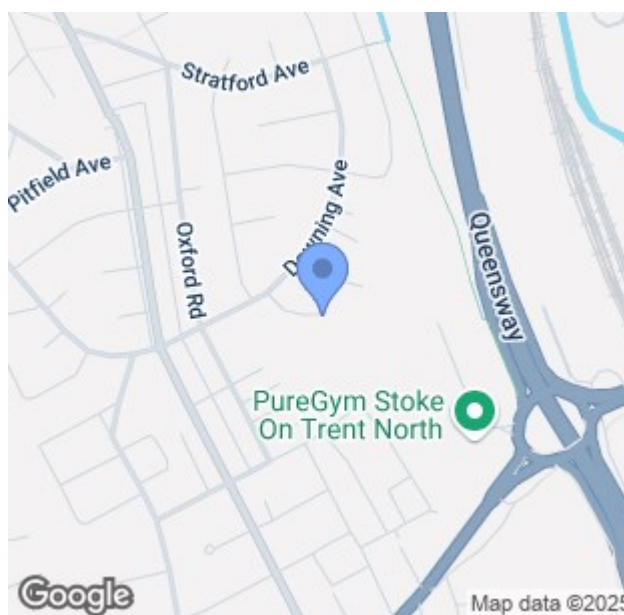
VIEWING

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

Bob Gutteridge
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 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

