

81 Riceyman Road, Bradwell, Newcastle, Staffs, ST5 8LG



To Let Exclusive at £895 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and updated semi detached home situated in this ever popular and convenient Bradwell location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 & A500. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, bay fronted lounge, modern fitted kitchen / dining room and to the first floor are two double bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached sectional garage. Available Now !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, spotlight fitting, stairs to first floor landing, BT telephone point (subject to usual transfer regulations), power points and door leads off to;

BAY FRONTED LOUNGE 4.24m into bay x 3.81m (13'11" into bay x 12'6")

With Upvc double glazed bay window to front with inset lead pattern, pendant light fitting, TV aerial connection point, Sky Q connection point (subject to usual transfer regulations), double panelled radiator, power points and door to;



UNDERSTAIRS STORE

With pendant light fitting, electricity consumer unit, Baxi 600 combination boiler providing domestic hot water and central heating systems, space for condenser dryer along with ample domestic storage space and power points.

OPEN PLAN FITTED KITCHEN/DINING ROOMN 4.72m x 2.51m (15'6" x 8'3")

With Upvc double glazed windows to side and rear aspects, double Upvc double glazed patio doors to rear, Upvc side access door, six spotlight fittings, a range of base and wall mounted high gloss grey storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in stainless steel sink unit with chrome mixer tap above, built in four ring gas hot unit, built in Bosch double oven with Panasonic microwave beneath, space for fridge/freezer, ceramic splashback tiling, modern grey wood effect flooring, modern vertical radiator, plumbing for automatic washing machine and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side with inset lead pattern, three spotlight fittings, access to loft space, battery/mains smoke alarm and access off to;

BEDROOM ONE (FRONT) 4.04m into bay x 4.78m reducing to 3.84m (13'3" into bay x 15'8" reducing to 12'7")

With Upvc double glazed bay window to front with inset lead pattern, pendant light fitting, panelled radiator, TV aerial connection point and power points.



BEDROOM TWO (REAR) 3.07m x 2.79m (10'1" x 9'2")

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



FIRST FLOOR FAMILY BATHROOM 2.16m x 1.85m (7'1" x 6'1")

With Upvc double glazed frosted window to rear, four spotlight fittings, a modern white suite comprising of built in dual flush WC, vanity sink unit with Monobloc chrome mixer tap above, "L" shaped bath/shower unit with Monobloc chrome mixer tap and thermostatic direct flow shower above, ceramic splashback tiling, ceramic half wall tiling, chrome towel radiator and modern wood effect flooring.



EXTERNALLY

FORE GARDEN

With a tarmac driveway allowing for off road parking for two vehicles and double metal gates provides access to

REAR GARDEN

Bounded by concrete post and timber fencing and garden brick walls, pebbled area providing patio and sitting space, tiered down with a further paved area providing further patio and sitting space, access to a detached sectional garage with metal up and over door, glazed window to side and ample domestic external storage space.



COUNCIL TAX

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

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.

TERMS

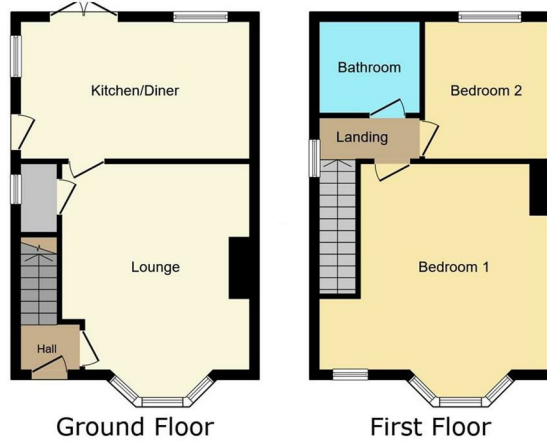
The property is offered to let for a minimum term of six months at £895.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1032.69 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £206.53 which, subject 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

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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		87 B
69-80	C	72 C	
55-68	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



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