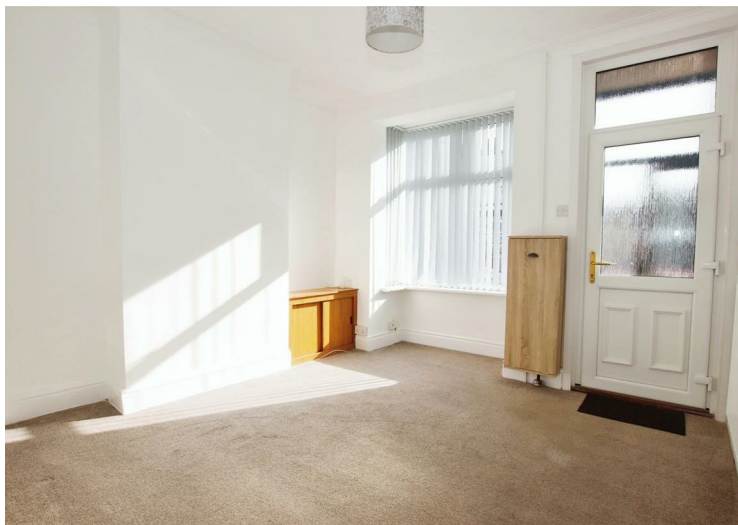


265 Hamil Road, Burslem, Stoke On Trent, Staffs, ST6 1BD



To Let Exclusive at £750 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this beautifully presented fore courted Victorian terraced home situated in this popular residential Burslem Park Estate 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 storm porch, bay fronted lounge, sitting room, modern fitted kitchen, ground floor WC and to the first floor are two double bedrooms along with a beautiful modern new four piece first floor bathroom. Externally the property offers a fore court frontage along with an enclosed rear yard with a detached brick garage providing ample external storage space.

BAY FRONTED LOUNGE 4.01m x 3.48m (13'2" x 11'5")

With Upvc double glazed bay window to front, Upvc double glazed frosted front access door with frosted skylight above, artex to ceiling, cornicing, decorative ceiling rose, pendant light fitting, Virgin Media connection point (subject to usual transfer regulations), power points, built in meter cupboard, double panelled radiator and access leads off to;



SITTING ROOM 3.68m x 3.48m (12'1" x 11'5")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, smoke alarm, double panelled radiator, TV aerial connection point, power points, door to understairs store, stairs to first floor landing and access off to;



FITTED KITCHEN 4.88m x 2.01m (16'0" x 6'7")

With Upvc double glazed window to side, composite double glazed frosted side access door, twelve spotlight fittings, heat detector, a range of base and wall mounted walnut effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in high gloss granite effect with built in bowl and a half stainless steel sink unit with chrome mixer tap above, built in four ring ceramic hob unit the oven/grill beneath plus extractor hood above, integrated slimline dishwasher, integrated Indesit automatic washing machine, modern vertical radiator, built in breakfast bar area, vinyl cushion flooring, power points and door to;



DOWNSTAIRS WC 1.37m x 1.78m (4'6" x 5'10")

With Upvc double glazed frosted window to rear, two spotlight fittings, white suite comprising low level dual flush WC, corner sink unit with chrome mixer tap above, ceramic splashback tiling, vinyl cushion flooring.



FIRST FLOOR LANDING

With four spotlight fittings, coving to ceiling, smoke alarm and doors to rooms including;



BEDROOM ONE (FRONT) 3.51m x 3.38m (11'6" x 11'1")

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



BEDROOM TWO 3.76m x 2.62m (12'4" x 8'7")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, TV aerial connection, power points and door to built in store.



LUXURY FIRST FLOOR BATHROOM 4.62m x 2.03m (15'2" x 6'8")

With Upvc double glazed frosted window to rear, eight spotlight fittings, modern marble effect ceramic half wall tiling, a four piece suite comprising of low level dual flush WC, vanity sink unit with chrome mixer tap above, built in bath unit with taps above, corner glazed shower cubicle with thermostatic direct flow shower, modern vertical radiator, vinyl cushion flooring, door to built in boiler cupboard housing a Baxi combination boiler providing domestic hot water and central heating systems.



EXTERNALLY

FORE COURT FRONTAGE

Bounded by garden brick walls with metal gate providing pedestrian access to the front of the property, paved area providing ease of maintenance.



REAR YARD

Bounded by garden brick walls and timber gate providing pedestrian access to the rear of the property, plum slate chipping providing ease of maintenance plus access to a detached brick garage with ample domestic external storage space.

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 for a minimum term of six months at £750.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £865.38 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £173.07 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 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

