

19 Victoria Street, Chesterton, Newcastle, ST5 7EP



To Let Exclusive at £600 PCM

Bob Gutteridge Estate Agents are pleased to offer to the rental market this first floor flat in this convenient Chesterton village location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, fitted kitchen, lounge / diner, master bedroom and a shower room. Available Now !

ENTRANCE HALL

With Upvc double glazed front access door with inset frosted glazed panels, electricity consumer unit, decorative picture rail, pendant light fitting, gas meter and stairs leading off to;



FIRST FLOOR LANDING

With pendant light fitting, single panelled radiator, access to loft space and doors leading off to rooms including;



LOUNGE / DINING ROOM 4.52m x 4.09m (14'10" x 13'5")

With Upvc double glazed window to front, three lamp pendant light fitting, two wall light fittings, single panelled radiator, ceramic tiled hearth and insert with surround and gas fire, TV aerial connection point, Virgin Media connection point (subject to usual transfer regulations) and four power points.



BEDROOM 4.11m x 2.79m (13'6" x 9'2")

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



INNER LOBBY AREA

With pendant light fitting and doors leading to rooms including;

FITTED KITCHEN 2.44m x 2.06m (8'0" x 6'9")

With Upvc double glazed window to side, five spotlight fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, ceramic splashback tiling, single panelled radiator, wall mounted electric heater, power points, Beko oven/grill and a four ring ceramic electric hob unit.



SHOWER ROOM 1.55m x 2.59m (5'1" x 8'6")

With Upvc double glazed frosted window to side, globe light fitting, spotlight fitting with extractor fan, a white suite comprising low level dual flush WC, pedestal sink unit, corner glazed shower cubicle with ceramic splashback tiling and thermostatic direct flow shower, single panelled radiator, wood effect vinyl cushion flooring and door to built-in boiler cupboard with Ideal Esprit Eco2 Combination boiler providing the domestic hot water and central heating systems.



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.



Floor Plan

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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

