



Clare Street, Stoke-on-Trent, ST4 6ED

£750 PCM



3



1



2

- 2 Reception Rooms
- Easy Access to Newcastle Town town
- 2 Double Bedrooms

- Fuller Rear Enclosed Yard
- Walking Distance to Royal Stoke Hospital
- Off street parking

BELVOIR!

Property is personal

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Description

Mid terrace property with 3 Bedrooms, 2 reception rooms and a spacious kitchen. Fully enclosed rear garden and plenty of street parking. Located in Basford, within walking distance of Newcastle town centre and Royal Stoke University Hospital with excellent public transport links.

Pets are considered dependant on type, size and quantity but may incur an extra £25pcm in rent.

Due to high number of enquiries, please email or telephone to book a viewing only if you meet our referencing criteria:

1. You/Your family income is 3 times the rent (ie £27,000 per annum for rent of £750pcm).
 2. You have a clear credit history ie: no County Court Judgments, Debt Relief Orders, Individual Voluntary Arrangements, or Bankruptcy Orders
 3. You have a minimum of 3 months wage slips and/or 3 months bank statements showing your income.
- Unfortunately, we will not be able to offer you a viewing or application form for this house if you do not meet these criteria.

Photographs



Rooms

Property comprises of:

RECEPTION ROOM 1 4.03x3.65m

To the right of the entrance hallway, you will find this spacious room that gives access to the kitchen, benefits from an under stairs storage cupboard and space to hang a tv on the chimney breast.

RECEPTION ROOM 2 4.04x3.95m

To the left of the entrance hallway, this room is fitted with carpet and is flooded with natural light perfect for a cosy lounge area.

KITCHEN 3.94x2.71m

With a range of grey base and wall units, this kitchen has a simple white tiled backsplash with a dark grey countertop. Fitted with a gas hob and oven. and has space for a fridge freezer and washing machine.

Ground floor BATHROOM 2.10x2.40m

Spacious bathroom with 3 piece suite comprising of w/c, pedestal wash hand basin and bath with shower, with a glass shower screen.

STAIRS and LANDING

Fitted with carpet leading from the entrance hallway to the bedrooms.

BEDROOM 1 4.03x3.64m

Double bedroom with fitted carpet and a storage cupboard/wardrobe.

BEDROOM 2 4.03x4.09m

Double bedroom fitted with carpet .

BEDROOM 3 3.93x2.72m

Single bedroom fitted with carpet and a built in wardrobe.

EXTERIOR

The front door is 2 steps up from the pavement.

The rear is a paved yard, fully enclosed, with a gate to access the rear alleyway.

Deposit £685 Council Tax Band A Stoke-on-Trent City Council EPC Grade D

Initial 6-month tenancy term – to continue on a monthly basis

Holding Deposit would be at £173. If your application is successful it would be used towards your move in monies.

Disclaimer – We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective tenants only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Floorplan

