



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**86 Golden Hill Road, Stoke-On-Trent, ST4 3EB**

**£750 Per Calendar Month**

A two bedroom terraced property immaculate newly renovated with new fixtures & fittings and new carpets throughout being newly decorated. With outside yard area.

Located in popular residential area close to many local amenities and schools.  
Viewing is recommended to appreciate the standard of living the renovation offers.



Dining Room 11'4" x 11'2" (3.46 x 3.42)



uPVC double glazed window and door to front, radiator.

Living Room 14'10" x 11'2" (4.54 x 3.42)



uPVC double glazed window to rear, radiator, staircase off.

Kitchen 11'8" x 6'0" (3.58 x 1.83)



Newly fitted units compared base cupboards and drawers, work surfaces with inset sink unit and built

in Bosch electric oven with Bosch hob and extractor over, plumbing for washer, uPVC double glazed window to side, cushioned floor.



Rear Hall

uPVC double glazed door to side, wall mounted Baxi boiler, cushioned floor.

Bathroom 6'9" x 6'1" (2.07 x 1.86)



Newly fitted white suite comprising panelled bath with mixer shower over, pedestal wash hand basin, low level wc, uPVC frosted window to side, cushioned floor.

First Floor Landing

### Bedroom One 12'0" x 11'6" (3.68 x 3.53)



uPVC double glazed window to rear, radiator.

### Bedroom Two 11'5" x 11'4" (3.48 x 3.47)



uPVC double glazed window to front, radiator.

### Outside

Enclosed flagged yard area to the rear with gate and cold water tap.

### Deposit

Is typically equal to one month rent plus £100.00 but may vary. This will be held by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

### Viewings

By prior arrangement through the Agent.

### Services

We believe all mains services are connected.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

### Please Note

The agent has not tested any apparatus, equipment,

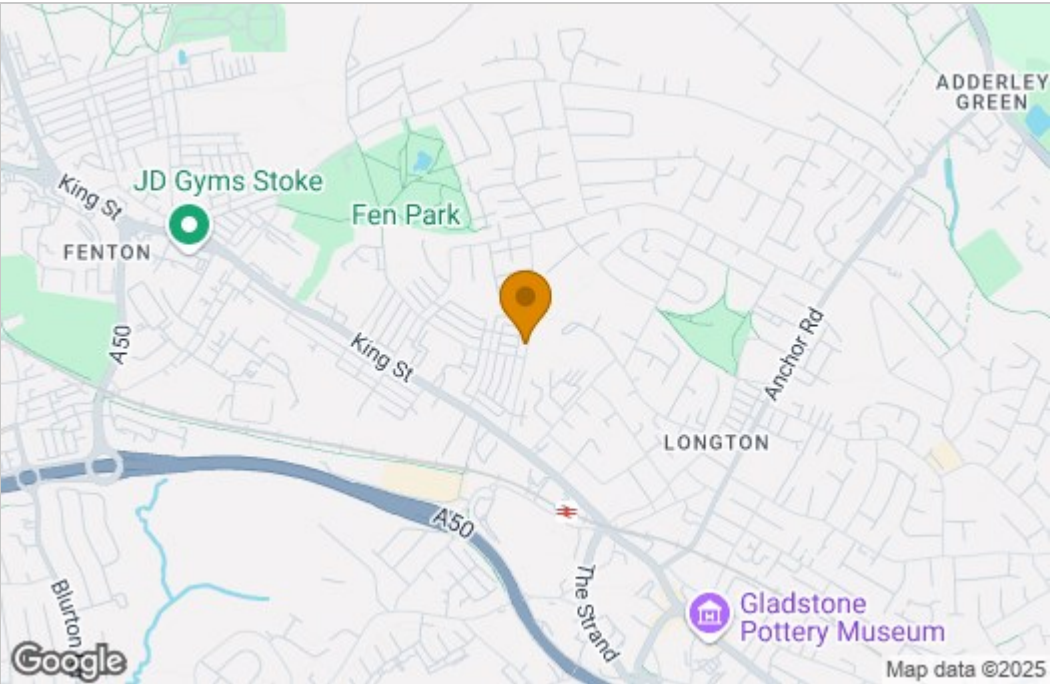
fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

### Wayleaves & Easements

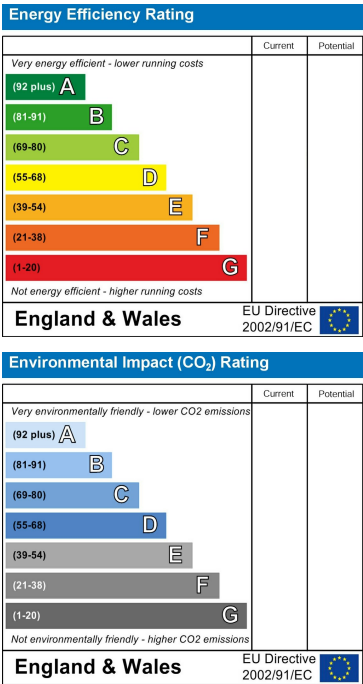
The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.