



AVAILABLE IMMEDIATELY

Smith and Friends are delighted to market this two bedroom mid terraced property in the popular Victoria Lock development of Stockton-on-Tees.

Internally comprising of lounge, kitchen with appliances, landing, two bedrooms and bathroom/WC. Externally there are gardens to the front and rear in addition to an allocated parking space. The property also benefits from gas central heating and double glazing.

For a viewing contact SMITH & FRIENDS - Estate agents Stockton, Early viewing is highly recommended.

UNFURNISHED - Subject to Terms.

REQUIRED EARNINGS: Tenants £19,500pa; Guarantor, if required £23,400pa

RENT £650 PCM

BOND £750

(Application is subject to a Holding Fee - please refer to our website for further details)

Anchorage Mews, Stockton On Tees, TS17 6BG

2 Bedroom - House - Terraced

£650 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: B



Anchorage Mews, Stockton On Tees, TS17 6BG



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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