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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Modernised Two bedroom Terraced property
- Gas central heating and double glazing
- Band D Rating 59, Council Tax, A
- Newly fitted kitchen and bathroom
- Close to Stoke town centre,
- Ask advisor to book your viewing,



68 Fletcher Road, Stoke-On-Trent
Stoke-On-Trent, ST4 4AJ

Monthly Rental Of
£695

Description

A fully modernised two bedroom terraced property situated close to Stoke town Centre. The property benefits from gas central heating, double glazing, newly fitted kitchen and bathroom. Accommodation comprises entrance porch, dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. At the rear is an enclosed paved yard with pedestrian access.

Ground Floor

Entrance Porch

Where the laminate floor, PVCu door to front

Dining Room 12' 6" x 11' 4" (3.80m x 3.45m)

With laminate floor, radiator, Power Point, feature hearth.

Living Room 12' 10" x 11' 4" (3.90m x 3.45m)

With laminate floor, radiator, Power Point, built-in cupboard, stairs off.

Kitchen 12' 6" x 6' 6" (3.81m x 1.98m)

Modern fitted kitchen with grey wall and base units wood effect surfaces over. Part tiled walls and laminate floor. Includes integrated cooker, hob and extractor hood, dishwasher, radiator, Power Points. Door to rear.

Bathroom 6' 7" x 6' 6" (2.01m x 1.97m)

Modern fitted bathroom suite in white with WC and basin set in vanity units, corner bath with combination, shower and screen over. Fully tiled walls and tile effect floor. Includes heated chrome towel, radiator, extractor fan.

First Floor

Bedroom 1 11' 4" x 12' 6" (3.45m x 3.80m)

With carpeted floor, radiator, Power Points.

Bedroom 2 12' 10" x 11' 4" (3.90m x 3.45m)

With carpeted floor, radiator, Power Point, built-in cupboard,

Outside

Enclosed paved yard with pedestrian access

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

Our Agency

We are a RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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Energy performance certificate (EPC)

68, Fletcher Road STOKE-ON-TRENT ST4 4AJ	Energy rating D	Valid until: 15 October 2028 Certificate number: 9524-2825-7000-9598-4035
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Property type	Mid-terrace house
Total floor area	72 square metres

Rules on letting this property

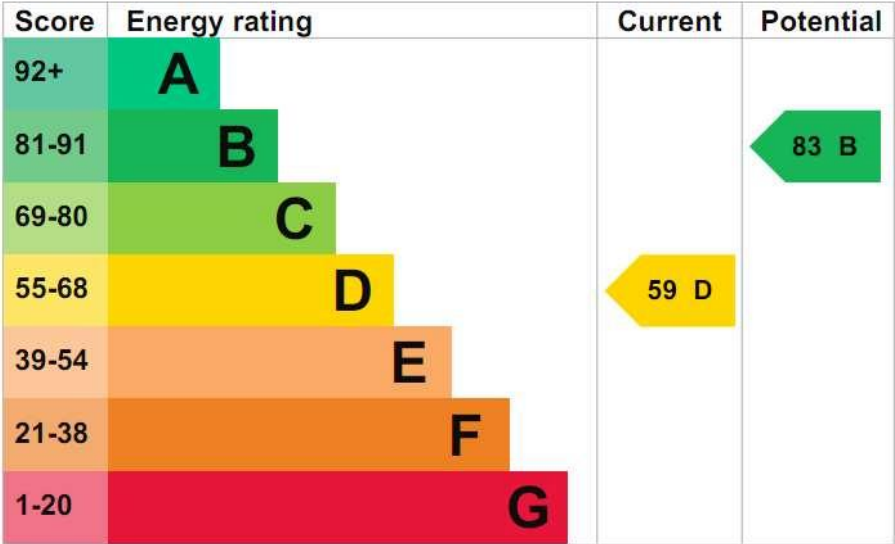
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance