

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two Bedroom terraced House
- Gas Central Heated
- EPC Band D, Rating 58
- Modern Kitchen and Bathroom
- Double Glazed
- Ask an adviser to book our viewing



48 Grosvenor Avenue, Stoke-On-Trent
Stoke-On-Trent, ST4 5BQ

Monthly Rental Of
£725

Description

A Modernised two bedroom terrace property situated in Oakhill close to St Joseph 's school. This terrace property benefits from a first floor bathroom, forecourt with a modern kitchen and bathroom. Accommodation comprises living room, dining room, kitchen and WC at ground floor level with two bedrooms and a bathroom to the first floor. To the frontage is a paved low maintenance forecourt at the rear is a paved enclosed yard with pedestrian access.

Ground Floor

Living Room 11' 3" x 13' 8" (3.42m x 4.16m)

With wood laminate floor, radiator, Power Point, feature hearth with inset fire. Stairs off.

Dining Room 11' 3" x 11' 4" (3.43m x 3.45m)

With laminate floor, radiator, power points.

Kitchen 11' 6" x 6' 4" (3.50m x 1.93m)

Modern fitted kitchen with cream wall and base units wood effect surfaces over, part tiled walls and tile effect floor. Includes integrated cooker hob and extractor hood, dishwasher.

Rear Hall

with tile effect floor, PVCu door to rear.

WC 3' 9" x 4' 10" (1.15m x 1.47m)

Fitted suite in white with WC set in vanity unit and corner basin. Part tiled walls and tile effect floor. Includes radiator and window to rear.

First Floor

Bedroom 1 11' 1" x 11' 3" (3.39m x 3.43m)

With carpeted floor, radiator, power points.

Bedroom 2 12' 0" x 11' 3" (3.67m x 3.43m)

With carpeted floor, radiator, Power Point, built-in wardrobes. Bathroom off.

Family Bathroom 8' 6" x 6' 4" (2.60m x 1.92m)

Modern fitted bathroom suite in white with Basin and WC set in vanity unit, walk-in shower cubicle with glass screen and combination shower. Fully tiled walls and fully tiled floor. Includes inset spotlights, heated chrome towel radiator and extractor fan.

Outside

To the frontage is a paved forecourt. At the rear is a 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 RICS's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

Energy performance certificate (EPC)

48, Grosvenor Avenue
STOKE-ON-TRENT
ST4 5BQ

Energy rating

D

Valid until: **18 February 2026**

Certificate number: **8196-7322-3740-7213-0996**

Property type

Mid-terrace house

Total floor area

67 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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