

**FOR SALE**



**Humbert Road, Etruria, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Apartment**

**Offers In Excess Of £95,000**





OPEN PLAN LIVING DINING KITCHEN 21' 10" x 11' 11" (6.65m x 3.63m) Having three double glazed windows to the front bay, wall mounted electric heater.

- Open plan lounge/kitchen
- Two bedrooms
- First floor apartment
- Allocated Parking Space
- Intercom entry system
- No Onward Chain
- Council Tax Band - A

The kitchen is fitted with a range of wall and base units with worksurface over, integrated oven and hob, space for appliances, double glazed window to the side elevation.

HALLWAY 15' 11" x 5' 11" (4.85m x 1.8m) Storage cupboard, intercom entry system and wall mounted electric heater.

MASTER BEDROOM 16' 10" x 11' 2" (5.13m x 3.4m) Having built in mirrored wardrobes, three double glazed windows to the front elevation, wall mounted electric heater.

BEDROOM TWO 9' 0" x 8' 5" (2.74m x 2.57m) Double glazed window to the front elevation, wall mounted electric heater.

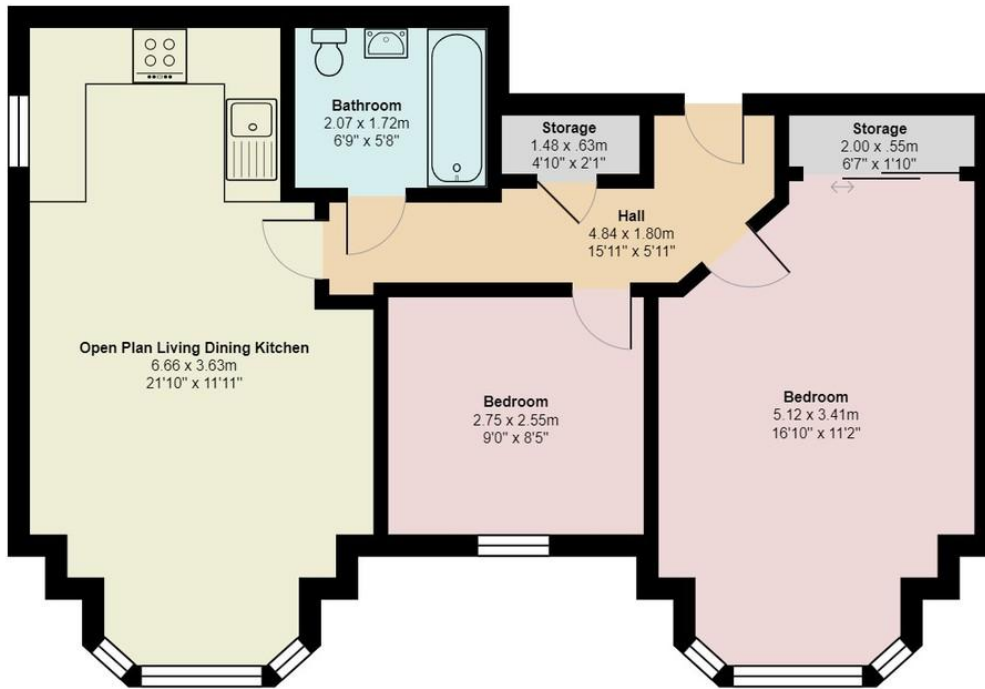
BATHROOM 6' 9" x 5' 8" (2.06m x 1.73m) White three piece suite comprising; low level WC, pedestal hand wash basin, and bath with shower over, wall mounted electric heater.

### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 81      | 85        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |







### Second Floor

All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: stokeontrent@martinco.com

# 01782 262880

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.