

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



188 Chelmsford Drive, Bentilee, Stoke-On-Trent, ST2 0LE

£120,000



- Watch Our Online Video Tour!
  - No Onward Chain
  - UPVC Double Glazing
    - Garage
- Two Bedrooms (Could Be Three)
  - Modern Combi-Boiler
    - Shared Drive
    - Pleasant Outlook

## A PROPERTY WITH POTENTIAL!

Already with gas central heating from a recently installed combi boiler as well as UPVC double glazing, off road parking and a pleasant outlook to the front. The property also has the potential for general updating and perhaps even to split bedroom one to make this into a three bedroom house!

Opportunities like this don't crop up too often and this house is being sold with no onward chain!

Bound to be of interest to investors as well as to first time buyers!

See our online virtual tour and for more information call us on 01782 594595 or e-mail [sales@austerberry.co.uk](mailto:sales@austerberry.co.uk)





## GROUND FLOOR

### ENTRANCE HALL

UPVC Double glazed front door and window. Radiator.

### LOUNGE

14'8 x 11'4 (4.47m x 3.45m)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds. Feature fireplace with living flame gas fire.

### KITCHEN WITH DINING AREA

17'10 x 10'2 (5.44m x 3.10m)

UPVC double glazed external door and two UPVC double glazed windows. Double radiator. Plumbing for washing machine. Range of wall cupboards and base units with a pale timber effect finish. Worcester gas combi boiler. Storage cupboard.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft by a loft ladder which we understand is boarded and has light. Former airing cupboard with shelving.

## BEDROOM ONE

17'11 x 8'4 (5.46m x 2.54m)

Fitted carpet. Two radiators. Two UPVC double glazed windows. Excellent range of fitted wardrobes, bedside cabinets and a dressing table.

## BEDROOM TWO

11'5 max x 10'2 (3.48m max x 3.10m)

Fitted carpets. Radiator. UPVC double glazed window. Fitted wardrobes, storage cupboards, bed head and bedside cupboards.

## BATHROOM

5'7 x 4'11 (1.70m x 1.50m)

White panelled bath with shower over and wash basin within a fitted unit. Tiled walls. UPVC double glazed window. Radiator.

## WC

White low level wc. UPVC double glazed window.

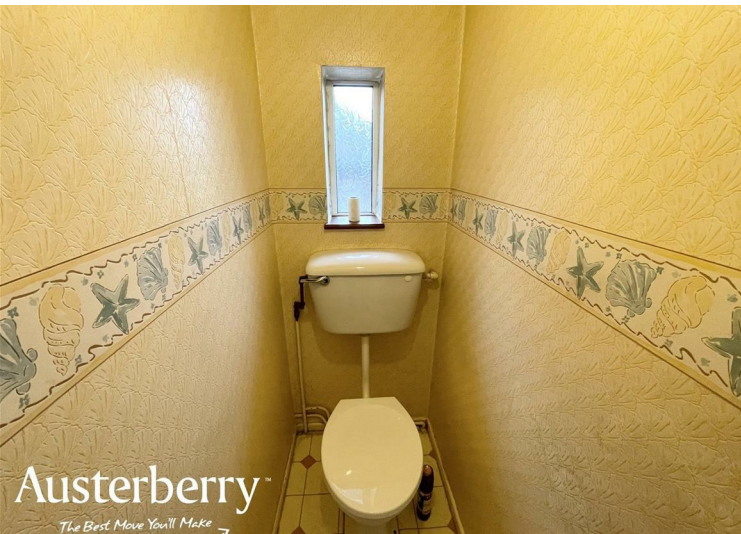
## OUTSIDE

There is a neat rear garden with paved patio, lawn and borders and a mainly paved front garden with borders behind a low wall. There is also a garden shed.

There is a shared driveway leading to the...

## DETACHED SINGLE GARAGE

Up and over door. Light and power. UPVC side door and window.







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MATERIAL INFORMATION

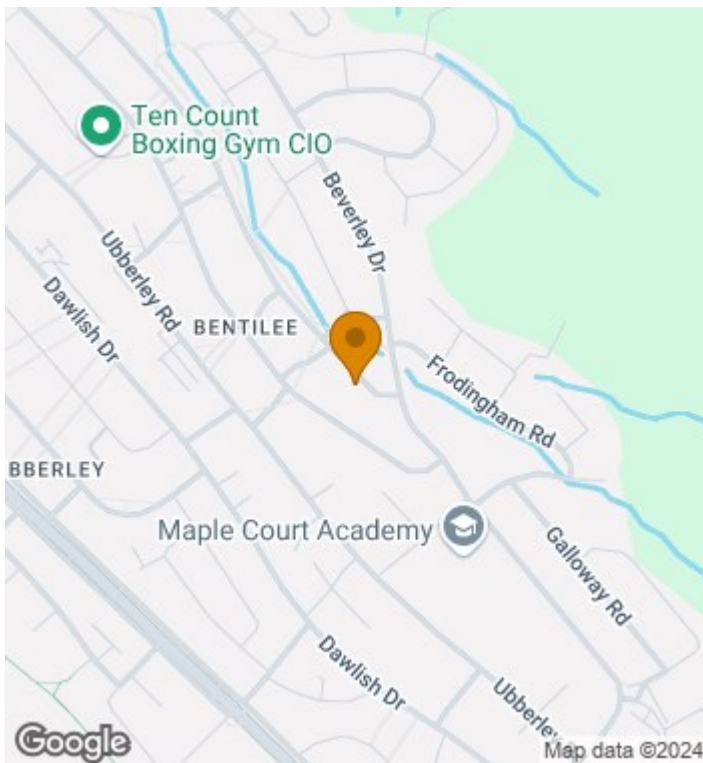
Tenure - Freehold

Council Tax Band - A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PLEASE NOTE**

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



TOTAL AREA: APPROX. 771.2 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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