

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



4 Mollison Road, Meir, Stoke-On-Trent, ST3 7AG

£135,000

- Watch Our Online Video Tour!
- Sizeable Accommodation
- White Bathroom Suite
- Enclosed Gardens
- Competitively Priced
- Kitchen With Dining Area
- Two Bedrooms
- No Chain!

A semi detached house offered for sale with no onward chain and at an extremely competitive price!

This property boasts contemporary decoration throughout and would make a perfect first time buy or buy to let investment.

The accommodation is sizable throughout and features a comfortable living room, practical kitchen with space to dine and a WC on the ground floor.

On the first floor, both rooms are double bedrooms with the master bedroom being of a particularly generous size. The bathroom features a white suite and a useful store cupboard.

There is gas central heating from a combi boiler and UPVC double glazed windows throughout. Gardens at the front and rear are enclosed and on street parking is available at the front of the property.

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Laminate effect flooring. Radiator. Stairs to the first floor.

LIVING ROOM

13'7 max x 12'11 max (4.14m max x 3.94m max)

Fitted carpet. Radiator. UPVC double glazed window. Wall mounted electric fire. Store cupboard.

KITCHEN

12'11 x 9'3 (3.94m x 2.82m)

UPVC double glazed window. Vinyl flooring. Radiator. Range of wall cupboards and base units with integrated oven and hob. Part tiled walls. Gas combi boiler. Extractor fan.

REAR HALL

UPVC double glazed rear door. Vinyl flooring. Radiator.

WC

Vinyl flooring. Wc. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

BEDROOM ONE

14'8 max, 11'4 min x 10'5 max, 4'10 min (4.47m max, 3.45m min x 3.18m max, 1.47m min)

Fitted carpet. Radiator. Two UPVC double glazed windows. Fitted wardrobe.

BEDROOM TWO

12'8 max x 9'2 min (3.86m max x 2.79m min)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

9'2 max, 5'8 min x 6'9 max, 3'11 min (2.79m max, 1.73m min x 2.06m max, 1.19m min)

Vinyl flooring. Radiator. UPVC double glazed window. White suite consisting of a panelled bath with shower and screen over, pedestal wash basin and wc. Part tiled walls. Store cupboard. Extractor fan.

OUTSIDE

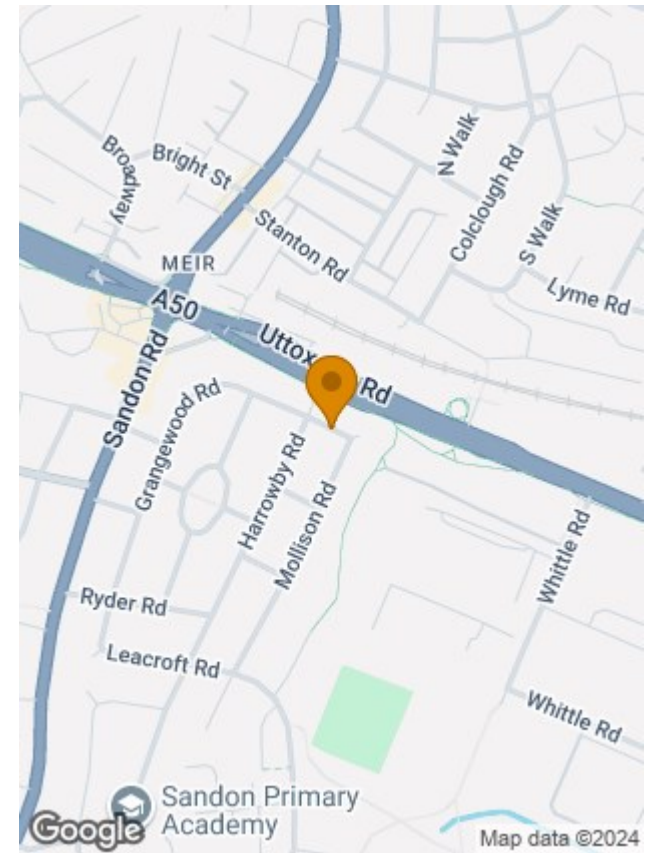
The rear of the property is fully enclosed and has a large gravelled area and a paved area.

To the front there is on street parking and a small lawn with borders.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	86
(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	



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * 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.

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

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

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