

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



6 Camden Street, Heron Cross, Stoke-On-Trent, ST4 3BN

£95,000



- Two Reception Rooms
- Communal Gardens To The Rear
- Ideal For First Time Buyers
- Combi Boiler
- Two Bedrooms
- Fitted Kitchen & Integrated Appliances
- UPVC Double Glazing
- Easy Access To The A50

A good property at a competitive price, with communal gardens to the rear!

This house is ready to move into and located on Camden Street Street, Heron Cross with easy access to the A50 and commuter routes.

The accommodation briefly comprises two reception rooms with fitted carpets, two double bedrooms upstairs. The kitchen has fitted units and integrated appliances and the bathroom is tiled with a white suite, shower fitting to the bath and chrome heated towel rail.

We think this house is ideal for first time buyers and investors alike.

For more information call or e-mail us.





## FRONT RECEPTION ROOM

11'04 x 10'02 (3.45m x 3.10m)

UPVC double glazed front door. Fitted carpet. Radiator. UPVC double glazed window. Gas fire

## REAR RECEPTION ROOM

11'04 x 11'03 (3.45m x 3.43m)

Fitted carpet. UPVC double glazed window. Radiator. Gas fire.

## KITCHEN

11'10 x 5'11 (3.61m x 1.80m)

Fitted wall cupboards and base units. Integrated electric oven, gas hob. Tiled splashback. Integrated fridge freezer. UPVC double glazed window. Vinyl flooring. Gas combi boiler. Radiator

## REAR HALL

Storage cupboard. UPVC double glazed rear door.

## BATHROOM

7'04 x 5'04 (2.24m x 1.63m)

White suite. Shower fitting to the bath. Tiled walls. Toilet. Wash basin. UPVC double glazed window. Radiator.

## FIRST FLOOR

## BEDROOM ONE

11'04 x 11'04 (3.45m x 3.45m)

Fitted carpet. UPVC double glazed window. Radiator.

## BEDROOM TWO

11'05 x 11'03 (3.48m x 3.43m)

Fitted carpet. UPVC window. Radiator. Cupboard above stairs.


## OUTSIDE

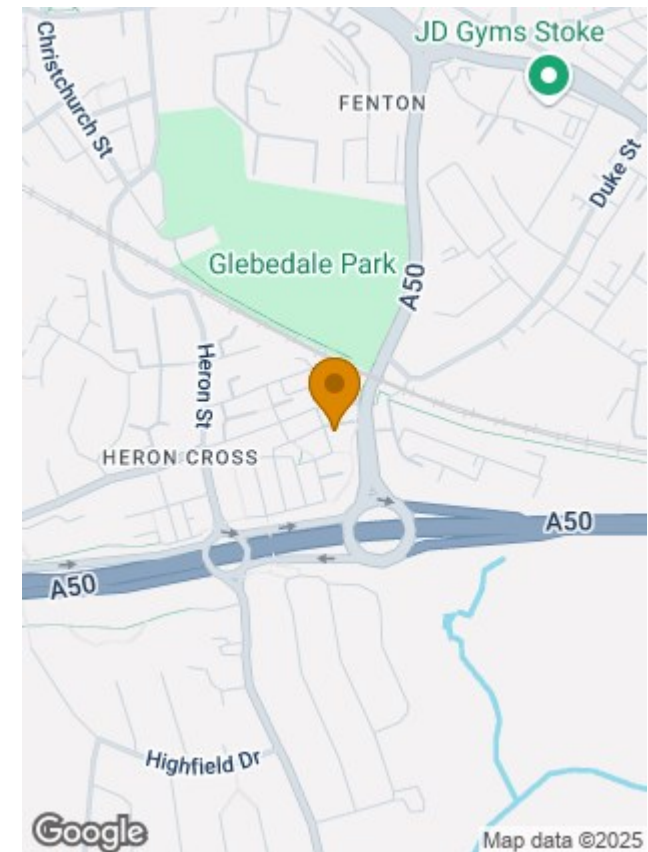
Small yard to the rear with access to communal garden space







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>66</div>	<div>84</div>
(81-91) B		
(69-80) C		
(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 	





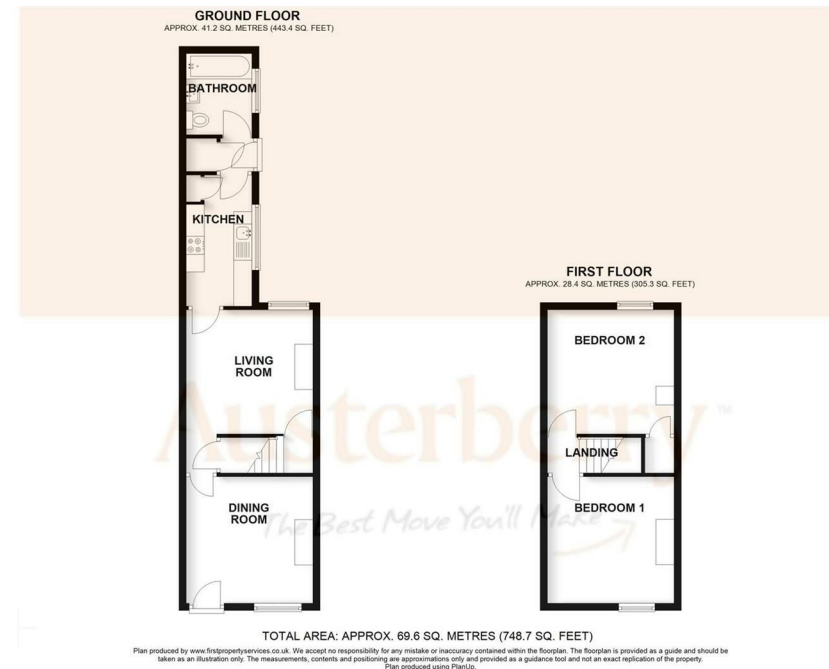
## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

### 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.



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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