

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Kimberley Road, Etruria, Stoke-On-Trent, ST1 4BZ

Auction Guide

£45,000

- Available To Let Now!
- Fitted Kitchen With Oven And Hob
- Combi Boiler & UPVC Double Glazing
- Deposit £550
- Two Bedrooms
- Brand New Fitted Carpets
- Close To Festival Park And The City Centre
- Fees Apply

2 BED TERRACE FOR SALE VIA ONLINE AUCTION
ON MONDAY 24th NOVEMBER AT 1PM UNTIL
TUESDAY 25th NOVEMBER 1PM.

OPEN HOUSE EVENT 14th NOVEMBER 1.00PM to
1.30PM

OPEN HOUSE EVENT 21st NOVEMBER 1.30PM to
2.00PM

IF YOU ARE ATTENDING AN OPEN HOUSE YOU WILL
NEED TO CONFIRM AND CAN BE ALLOCATED A
VIEWING SLOT IF APPLICANTS DO NOT CONFIRM
THE OPEN HOUSE WILL NOT BE ATTENDED BOOK
YOUR VIEWING BY EMAIL, PHONE OR THE
AUCTION HOUSE WEBSITE

POPULAR LOCATION, TWO BEDROOMS, CLOSE TO
BET365 and ROYAL STOKE UNIVERSITY HOSPITAL

For more information call or e-mail us.



ACCOMMODATION

In brief, to the ground floor the property has two reception rooms with a kitchen, access to the rear GARDEN and Bathroom.

To the first floor can be found currently two good sized bedrooms.

This property is located in Etruria, close to BET365, Royal Stoke University Hospital, close to local schools, shops and major road networks, A500, A50 and M6.





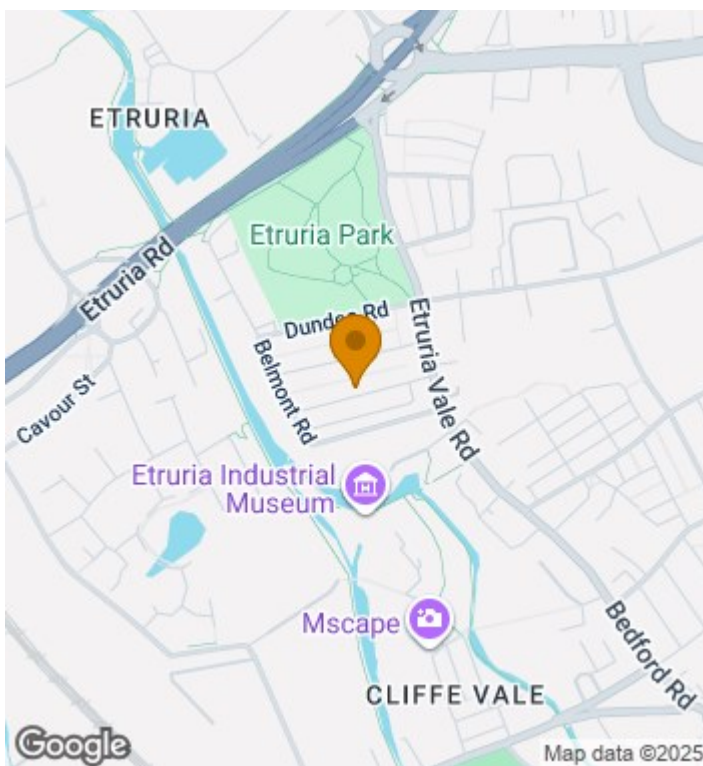
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

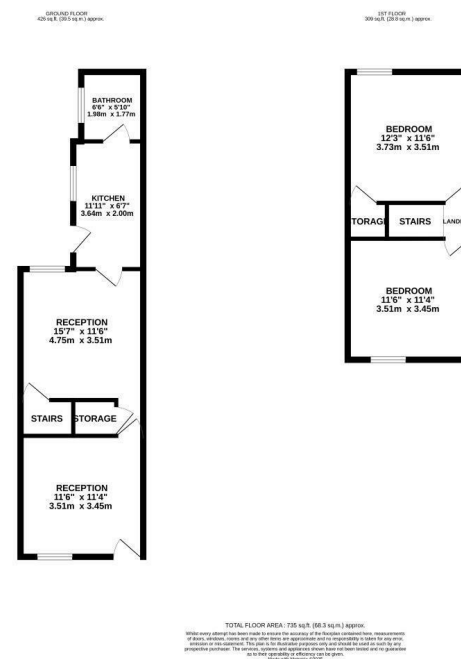
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



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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