

115 Riceyman Road, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8LQ



£895 Per month

Bob Gutteridge Estate Agents are delighted to bring to the rental market this beautifully presented and modernised semi detached family home situated in this ever popular Bradwell location. The property has been enhanced with Upvc double glazing along with gas combi central heating and offers well designed accommodation comprising entrance lobby, bay fronted lounge, modern fitted kitchen / diner, half brick / Upvc double glazed conservatory, modern ground floor bathroom and to the first floor the property boasts three family sized bedrooms and an en-suite toilet. Externally the property offers off road parking to the frontage along with an enclosed rear garden with external storage.

ENTRANCE LOBBY

With composite double glazed frosted front access door with inset lead pattern, modern chrome wall light fitting, stairs to first floor landing and panelled door leads off to;



BAY FRONTED LOUNGE 4.29m x 3.81m (14'1" x 12'6")

With Upvc double glazed bay window to front, pendant light fitting, artex to ceiling, smoke alarm, feature fireplace with solid stone surround, inset and hearth with modern coal effect gas fire, single panelled radiator, Drayton thermostat, power points, access to under stairs storage cupboard with Upvc double glazed frosted window to side, electricity smart meter, consumer unit, spotlight fitting and Worcester gas combination boiler providing domestic hot water and central heating systems, and door leading off to;



FITTED KITCHEN 3.20m x 2.54m (10'6" x 8'4")

With Upvc double glazed sliding patio door to rear, four lamp light fitting, artex to ceiling, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in Zanussi four ring gas hob unit with Candy oven beneath and extractor hood above, built in stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for under counter fridge/freezer, single panelled radiator, power points, tile effect laminate flooring and door leads off to;



GROUND FLOOR BATHROOM 2.51m x 1.40m (8'3" x 4'7")

With Upvc double glazed frosted window to rear, three lamp LED spotlight fitting, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with Triton Amber 3 electric shower, fully tiled in high gloss wall tiles, single panelled radiator and tile effect vinyl cushion flooring.

HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.72m x 2.46m (8'11" x 8'1")

With Upvc double glazed panels to sides and rear, Upvc double glazed frosted panels to side, double panelled radiator, tile effect laminate flooring and six spotlight fittings.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, wall light fitting, single panelled radiator, power points and door leads off to;



BEDROOM ONE (FRONT) 3.84m x 3.96m into bay (12'7" X 13'0" into bay)

With Upvc double glazed bay window to front, three spotlight fittings, single panelled radiator, TV aerial connection point, telephone line connection point, power points, oak effect laminate flooring, and door leading off to;



FIRST FLOOR WC 1.63m x 1.14m (5'4" x 3'9")

With Upvc double glazed frosted window to front, two LED spotlight fitting, shell suite comprising of low level WC, pedestal sink unit with taps above and oak effect laminate flooring.



BEDROOM TWO (REAR) 2.79m x 3.07m (9'2" x 10'1")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator and power points.



BEDROOM THREE (FRONT) 2.13m x 1.91m (7'0" x 6'3")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator and power points.



EXTERNALLY

FORE GARDEN

With established hedges to borders, flagged driveway providing off road parking for up to three vehicles, stone chipping providing ease of maintenance and access leading alongside the property providing access off to;



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with lawn section, timber decked area providing patio and sitting space and access off to ;



CONCRETE SECTIONAL STORE

With timber doors to front, Upvc double glazed window to side and power supply connected.

COUNCIL TAX

Band 'B' amount payable to Newcastle-under-Lyme Borough Council.

TERMS

The property is offered to let at £895.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £1,032.69 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £206.53 which, subject to successful referencing, will form part of the rent. The holding deposit will be forfeit if certain conditions are not met by the applicant as per the Tenant Fees Act 2019, further details can be obtained from the Agent prior to applying. Smoking is not permitted.

Before you are granted a tenancy, you will have to demonstrate your Right to Rent in the UK as introduced by the Immigration Act 2014.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

