

## 66 Oxford Road, May Bank, Newcastle, Staffs, Staffordshire,



To Let Exclusive at £695 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this up-to-date mid-terraced home situated in this ever popular and convenient May Bank location which provides ease of access to the local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises lounge, fitted kitchen/dining room, luxury ground floor bathroom and to the first floor are two generous bedrooms. Externally the property enjoys a forecourt to frontage and enclosed rear yard with timber decked area. Viewing Essential !

#### **LOUNGE 4.06 into bay x 3.38 (13'4" into bay x 11'1")**

With Upvc double glazed half bay window to front, panelled front access door with skylight above, cornicing to ceiling, decorative picture rail, dado rail, feature fireplace with inset tile effect insert, cast iron surround and living flame coal effect gas fire, wood effect laminate flooring in beechwood effect, double panelled radiator, Virgin Media connection point subject to usual transfer regulations and four power points. Access to;



#### **FITTED KITCHEN 3.78 x 3.40 (12'5" x 11'2")**

With Upvc double glazed window to rear, range of base and wall mounted white storage cupboards providing ample cupboard and drawer space, decorative picture rail, dado rail, round edge work surface, built-in four ring gas hob unit with Indesit oven beneath, ceramic splashback tiling and ceramic floor tiling, plumbing for automatic washing machine, eight power points, double panelled radiator, spotlight fittings and door leads off to;



#### **REAR LOBBY AREA**

With part panelled part glazed side access door, decorative picture rail, pendant light fitting, double panelled radiator and Vokera combination boiler providing the domestic hot water and central heating systems.

**GROUND FLOOR BATHROOM 3.02 x 1.96 (9'11" x 6'5")**

With Upvc double glazed window to side with inset frosted glazed panel, three lamp light fitting, picture rail, white suite comprising low level WC, pedestal sink unit and panelled bath unit, corner shower unit with glazed shower screens and ceramic splashback tiling with inset border tile, Ivory 2 Triton electric shower, double panelled radiator and vinyl cushion flooring.



**FIRST FLOOR LANDING**

With pendant light fitting, dado rail and doors to rooms including;

**BEDROOM ONE (FRONT) 3.38 x 3.38 (11'1" x 11'1")**

With Upvc double glazed window to front, pendant light fitting, picture rail and dado rail, double panelled radiator, t.v. aerial point and Virgin Media connection point subject to usual transfer regulations and power point.



**BEDROOM TWO 3.73 x 3.38 (12'3" x 11'1")**

With Upvc double glazed window to rear, double panelled radiator, dado rail, picture rail and power point.



**EXTERNALLY**

**FORECOURT**

With wrought iron gate providing pedestrian access to the front of the property.

**ENCLOSED REAR YARD**

Bounded by garden brick walls and timber gate providing pedestrian access to the rear of the property and timber decked area providing patio space.



**VIEWING**

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

**DIRECTIONS**

From Porthill office proceed along Wolstanton High Street, continuing through the traffic lights and continue to the traffic lights at May Bank. Turn left to Basford Park Road, first left off to Jubilee Way and proceed around the bend into Oxford Road, where number 66 will be found located on the right hand side.

**SERVICES**

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

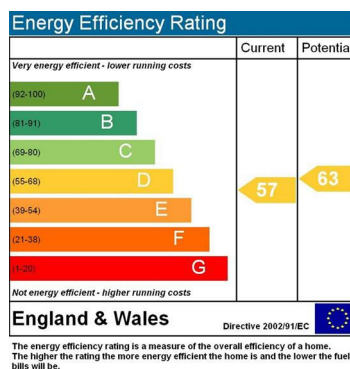
**TERMS**

The property is offered to let for a minimum term of six months at £695.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £801.92 will be taken against damage/breakages etc. The

tenant will be expected to pay a holding deposit of £160.38 which, subject to successful referencing, will form part of the first months rent. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

No Pets, No Smoking.

Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status



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 |

