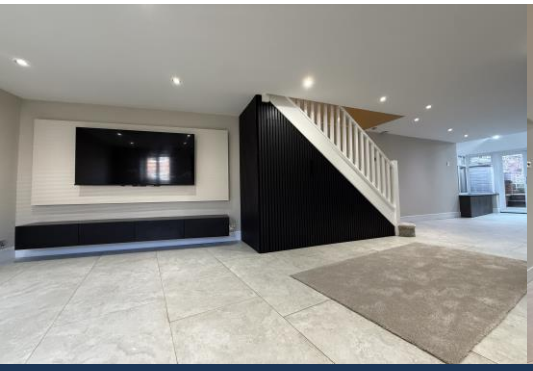
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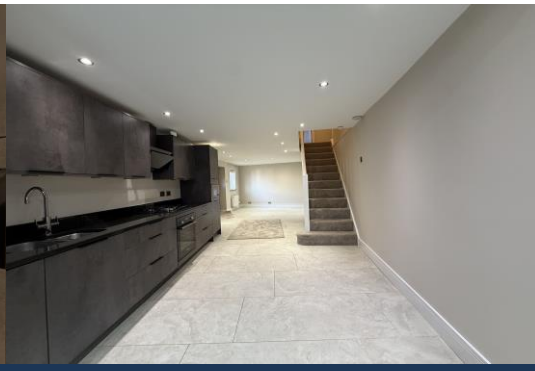
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- **Modernised Two Bed Cottage**
- **Newly fitted Kitchen and Bathroom**
- **Council Tax D**
- **Central Heated, Double Glazed**
- **EPC Band C Rating 75**
- **Ask an adviser to book your viewing**







The Lodge, Meadow Lane

Stoke-On-Trent, ST11 9RZ

£295,000

Description

A fully modernised two bedroom cottage situated in the rural village of Fulford. This character building benefits from complete modernisation throughout to include new kitchen and bathroom. Accommodation comprises open plan living room and kitchen at ground floor level with two bedrooms and a modern bathroom to the first floor. To the side of the property is a low maintenance garden with side pedestrian access.

Ground Floor

Living Room *17' 4" x 13' 4" (5.29m x 4.06m)*
With fully tiled floor, radiator, Power Point, built-in under stair storage, inset spotlight and door to front.

Kitchen *22' 9" x 10' 6" (6.93m x 3.19m)*
Modern fitted kitchen with dark grey wall and base units granite surfaces over. Fully tiled floor. Includes integrated cooker hob and extractor hood, integrated fridge and freezer, integrated washing machine and dryer.

First Floor

Landing
With carpeted floor, radiator, fitted balustrade.

Bedroom 1 *8' 0" x 14' 0" (2.45m x 4.27m)*
With carpeted floor, radiator, Power Point.

Bathroom *5' 8" x 9' 2" (1.73m x 2.79m)*
Modern fitted bathroom suite in white with WC, basin set in vanity unit, large panel Bath with electric shower and screen over. Fully tiled walls and tiled floor. Includes inset spotlights heated towel radiator and extractor fan.

Bedroom 2 *10' 8" x 11' 6" (3.26m x 3.50m)*
With carpeted floor, radiator, Power Point, built-in wardrobes.

Outside
To the side of the property is an enclosed modern rear garden with built-in storage, glass balustrade, porcelain floor with pedestrian access to Meadow Lane.

Viewings
To view this, or any other of our properties, please call **01782 847083.**

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

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Equipment and Apparatus
The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Ulike a mortage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates , our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

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Thinking of letting your property? Keates can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Energy performance certificate (EPC)

The Lodge Meadow Lane Fulford STOKE-ON-TRENT ST11 9RZ	Energy rating C	Valid until:	20 January 2036
		Certificate number:	0300-2289-2590-2226-4801

Property type	Detached house
Total floor area	78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.