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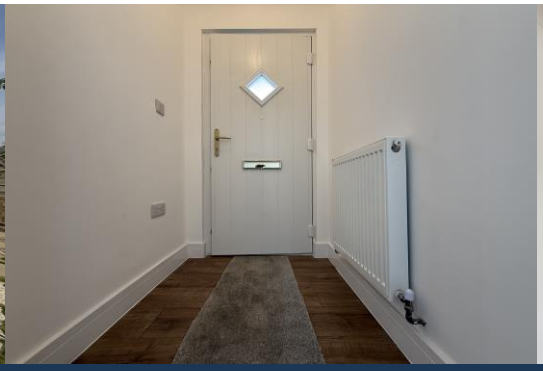
84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernised two bedroom Semi detached Bungalow**
- **Parking, Garage and Gardens**
- **Council Tax Band B**
- **Newly Refitted with Modern kitchen and bathroom**
- **Solar Panels EPC Band B Rating 82**
- **Ask an adviser to book your vewing**







265 Fenpark Road, Stoke-On-Trent

Stoke-On-Trent, ST4 2NP

£175,000

Description

A totally modernised two bedroom semi-detached bungalow situated on Fenpark Road with views onto parkland at the rear. This fully modernised property benefits from gas central heating, double glazing, newly fitted kitchen and bathroom and solar panels on the roof. Accommodation comprises entrance hall, large living room/dining room that is open plan on the kitchen, two bedrooms and a family bathroom. To the frontage is a low maintenance gravel garden suitable for parking whilst to the side of the property is a shared tarmac drive accessing a single brick built garage. At the rear is low maintenance gravel and paved garden which is not overlooked.

Accommodation

Entrance Hall

With wooden floor, radiator, Power Point.

Living Room *23' 1" x 10' 10" (7.03m x 3.29m)*

With wooden floor, radiators, Power Points, Patio door onto rear and open plan onto kitchen.

Kitchen *7' 6" x 8' 6" (2.29m x 2.59m)*

Modern fitted kitchen with Grey/Blue wall and base units marble effect surfaces over. Wooden floor. Includes integrated cooker hob and extractor hood, power and washer points.

Hallway

With carpeted floor, Power Point, built-in airing cupboard.

Bedroom 1 *14' 1" x 8' 11" (4.30m x 2.71m)*

With carpeted floor, radiator, Power Point.

Bedroom 2 *11' 8" x 8' 10" (3.56m x 2.70m)*

With carpeted floor, radiator, Power Point.

Family Bathroom *6' 5" x 5' 11" (1.95m x 1.81m)*

Modern fitted bathroom suite in white with WC and basin set in vanity unit, panelled bath with combination shower and screen over. Fully tiled walls and tiled floor. Includes heated chrome towel radiator and extractor fan.

Garage *17' 2" x 8' 4" (5.22m x 2.55m)*

With concrete floor, up and over door.

Outside

To the frontage is a gravel garden suitable for parking leading to a tarmac shared drive onto a brick built single garage. At the rear is a low maintenance paved and gravel garden with views onto open grassland

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

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.








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.

Lettings

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)

265 Fenpark Road STOKE-ON-TRENT ST4 2NP	Energy rating **B**	Valid until:	**23 October 2035**
		Certificate number:	**2115-3091-3345-1221-8434**

Property type	Semi-detached bungalow
Total floor area	56 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 B. It has the potential to be B.

See how to improve this property's energy efficiency.