

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



42 Colville Street, Fenton, Stoke-On-Trent, ST4 3LB

Offers In The Region Of

£120,000

- A High Quality Refurbished Property
 - Two Reception Rooms
 - White Bathroom Suite
 - UPVC Double Glazing & Combi Boiler
- Two Bedrooms
 - New Fitted Kitchen With Integrated Appliances
 - GF Cloaks/Wc
 - No Chain!

A high quality refurbished property that must be viewed!

Welcome to this exceptional house on Colville Street which offers new accommodation throughout and even an upstairs bathroom.

Two reception rooms on the ground floor benefit from new laminate flooring and feature lighting and the kitchen is brand new with an integrated gas hob and electric oven along with a tiled floor and splash back.

Both the bedrooms are a generous size and freshly decorated and the upstairs bathroom is fully tiled and has underfloor heating!

We know this property is a great prospect and is available with no onward chain.

Contact us today to arrange your viewing.



Austerberry™
The Best Move You'll Make



Austerberry™
The Best Move You'll Make

GROUND FLOOR

SITTING ROOM

11'0 x 10'6 (3.35m x 3.20m)

Sage coloured composite front door. Radiator. UPVC double glazed window. New grey laminate flooring Fresh decoration. Spotlights and wall lights.

LIVING ROOM

11'9 x 10'0 (3.58m x 3.05m)

New grey laminate flooring. Radiator. UPVC double glazed window. Fresh decoration. Useful under stairs storage with shelves.

KITCHEN

11'11 x 6'8 (3.63m x 2.03m)

New range of gloss grey wall cupboards and base units with integrated gas hob and electric oven. Tiled flooring and tiled splashback. UPVC double glazed window. Gas combi boiler. Spotlights. Composite external door.

CLOAKS/WC

Tiled floor and part tiled walls. Wc. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

11'0 x 10'6 (3.35m x 3.20m)

New laminate flooring. Radiator. UPVC double glazed window. Fresh decoration. Integral storage cupboard.

BEDROOM TWO

11'9 x 7'6 (3.58m x 2.29m)

New laminate flooring. Radiator. UPVC double glazed window. Fresh decoration. Integral storage cupboard.

BATHROOM/WC

11'10 x 6'8 (3.61m x 2.03m)

New white suite consisting of a walk in shower, wash basin within a vanity unit and wc. Heated towel rail radiator. Tiled floor and walls with under floor heating. UPVC double glazed window. Spotlights.

OUTSIDE

There is a low maintenance paved rear yard with a shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



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

Austerberry[™]
the best move you'll make