

27 Victoria Place, Stoke-On-Trent, ST4 2LX

£900 Per Month

# 27 Victoria Place, Stoke-On-Trent ST4 2LX

**\*\* MORE DETAILS TO FOLLOW\*\***

Nestled in Victoria Place, Fenton, this newly renovated property offers a perfect blend of comfort and convenience. Spanning an impressive 904 square feet, the property features a well-appointed reception room that serves as an inviting space for relaxation and entertainment.

With three spacious bedrooms, this home is ideal for families or those seeking extra room for guests or a home office. The single bathroom is thoughtfully designed, providing both functionality and comfort for daily routines.

Additionally, the property boasts parking for one vehicle, ensuring ease of access and convenience for residents.



Council Tax Band:



## **Hallway**

Composite door to the front elevation, stairs to the first floor, radiator.

## **Living/Dining Room**

UPVC double glazed bay window to the front elevation, UPVC double glazed window to the rear elevation, radiator.

## **Kitchen**

## **First Floor**

### **Landing**

Window to the side elevation, loft access.

### **Bedroom One**

UPVC double glazed window to the front elevation, radiator.

### **Bedroom Two**

UPVC double glazed window to the rear elevation, radiator.

### **Bedroom Three**

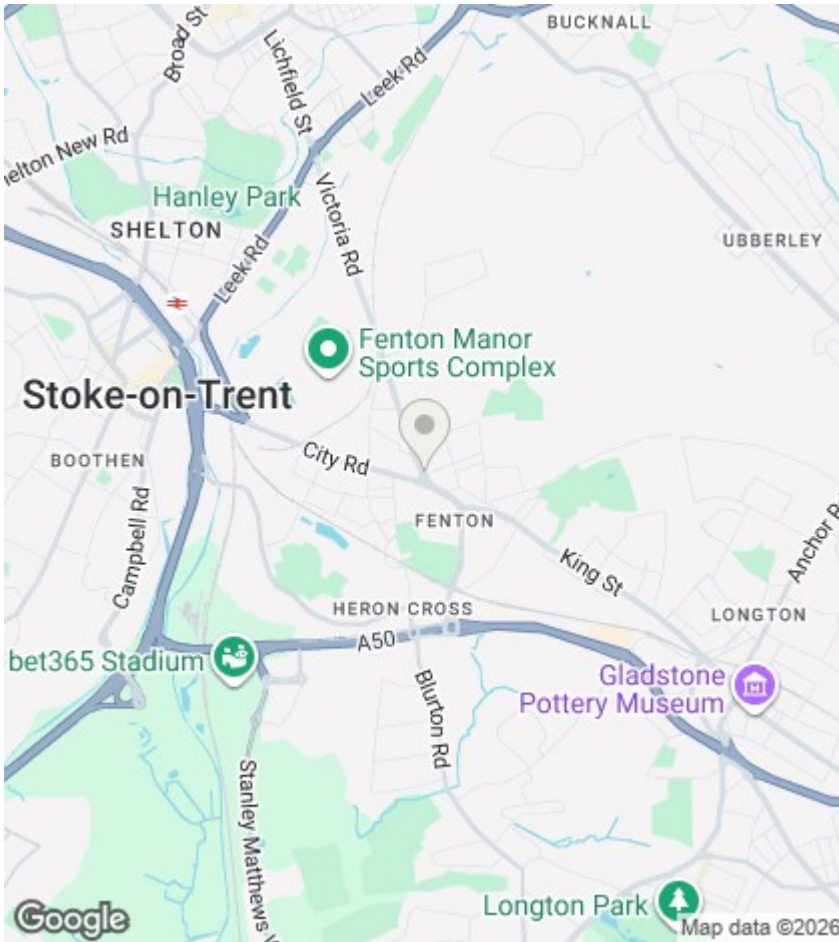
UPVC double glazed window to the front elevation, radiator.

## **Bathroom**

Window to the rear elevation.

## **Outside**

To the front is front garden with walled boundaries and lawed area, gated access to the side. To the side of the property is a driveway providing off road parking. To the rear is fenced boundaries, gravelled area, flagged patio area.



## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	