



100 Fielding Street, , Stoke-On-Trent, ST4 4HB

Auction Guide

**£45,000**

- FOR SALE VIA ONLINE AUCTION ON MONDAY 23rd February AT 1PM UNTIL TUESDAY 24th February 1PM.
- OPEN HOUSE EVENT 13TH February 2.00PM to 2.30PM
  - Two Reception Rooms
  - In Need Of Refurbishment & Modernisation
- OPEN HOUSE EVENT 20TH February 2.00PM to 2.30PM
  - Two Bedrooms
  - Galley Style Kitchen

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NO NEED TO BOOK PLEASE ATTEND:

OPEN HOUSE EVENT 13TH February 2.00PM to 2.30PM

OPEN HOUSE EVENT 20TH February 2.00PM to 2.30PM

A great investment prospect and a popular rental location.

This two bedroom terraced type house is offered for sale by online auction. The accommodation comprises: two reception rooms, two bedrooms, galley style kitchen and ground floor separate toilet and bathroom.

Requiring a general scheme of modernisation and improvement investors may expect a rental return between £650 - £700pcm.

For more information call or e-mail us.



## FRONT RECEPTION ROOM

11'03 x 10'06 (3.43m x 3.20m)

UPVC double glazed front door and window. Fitted carpet. Tiled fireplace. Radiator.

## REAR RECEPTION ROOM

12'01 x 10'05 (3.68m x 3.18m)

Fitted carpet. UPVC double glazed window. Radiator. Understairs storage. Fireplace (capped)

## KITCHEN

11'05 x 6'03 (3.48m x 1.91m)

Wall cupboards and base units. Part tiled walls. Space for freestanding cooker. Vinyl flooring. UPVC double glazed window. Timber external door. Radiator.

## W/C

Fully tiled walls. Vinyl flooring. UPVC double glazed window. Radiator.

## BATHROOM

8'01 x 6'01 (2.46m x 1.85m)

Bath. Wash basin. Part tiled walls. Vinyl flooring. UPVC double glazed window. Radiator. Cupboard containing BAXI combi boiler.

## BEDROOM ONE

11'04 x 10'06 (3.45m x 3.20m)

Fitted carpet. UPVC double glazed window. Radiator.

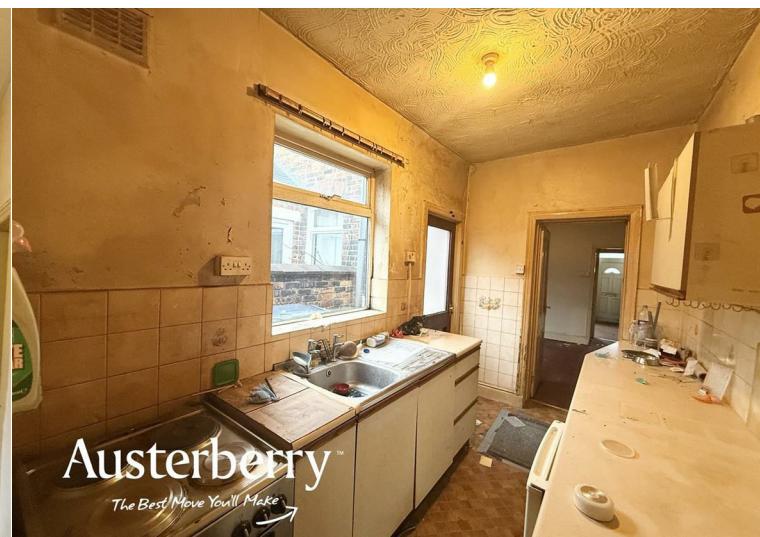
## BEDROOM TWO

12'0 x 10'04 (3.66m x 3.15m)

Fitted carpet. UPVC double glazed window. Radiator. Cupboard with hanging rail.

## OUTSIDE

On street parking to the front  
Small paved rear yard.





## MATERIAL INFORMATION

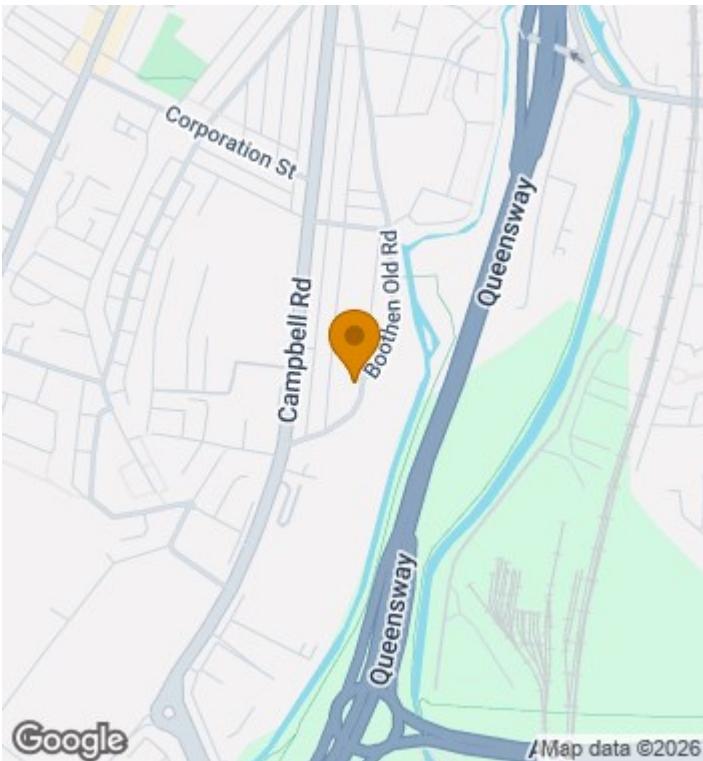
Tenure - Freehold

Council Tax Band - A



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



#### 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](mailto:enquiries@austerberry.co.uk)

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the best move you'll make