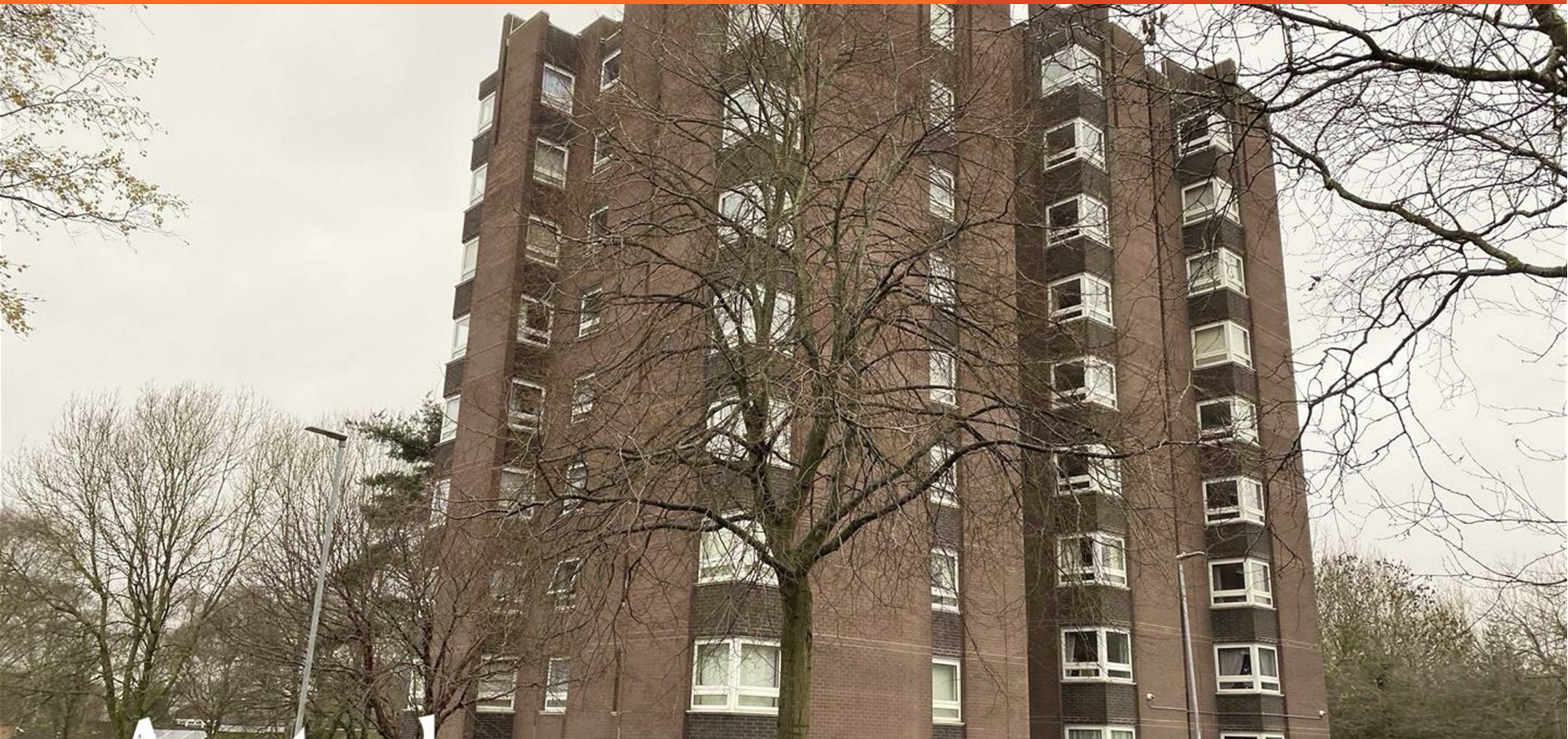


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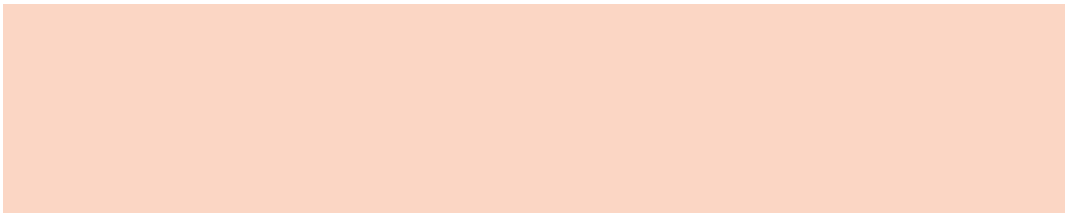
Estate Agents

Letting and Management Specialists



Robinson Court Ripon Road, Blurton, Stoke-On-Trent, ST3
3PD

Auction Guide



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ENTRANCE HALL

Fitted entry phone. Fitted carpet.

STOREROOM

7'0 x 5'10 (2.13m x 1.78m)

Hot and cold water tanks.

BEDROOM ONE

13'11 x 10'6 (4.24m x 3.20m)

Carpet. Electric storage radiator. UPVC double glazed window.

BEDROOM TWO

12'0 x 9'7 (3.66m x 2.92m)

Carpet. Electric storage radiator. UPVC double glazed window.

BATHROOM

5'9 x 5'7 (1.75m x 1.70m)

Carpet. White suite comprising panelled bath and pedestal wash basin. Wall mounted fan heater.

SEPARATE WC

Low level wc.

LOUNGE

16'11 x 11'6 (5.16m x 3.51m)

Carpet. Two electric storage radiators. Two UPVC double glazed windows. Feature fireplace with electric fire.

KITCHEN

13'4 x 8'9 (4.06m x 2.67m)

Range of wall cupboards and base units with a pale timber effect finish. Electric storage radiator. UPVC double glazed window.

OUTSIDE

Residents carpark.





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MATERIAL INFORMATION

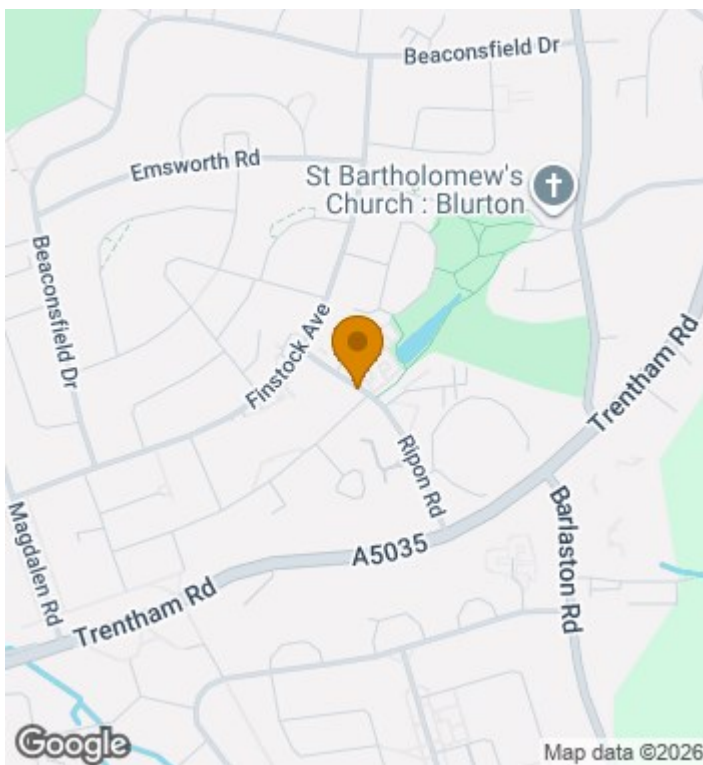
Tenure - Freehold

Council Tax Band - A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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

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