Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



27 Victoria Road, Fenton, Stoke-On-Trent, ST4 2HF

Auction Guide

£24,000

- FOR SALE VIA ONLINE AUCTION ON MON 16TH NOV AT 1PM UNTIL TUES 17TH NOV 11AM
- TENANTED INVESTMENT PROPERTY
- Currently Let £495 PCM - £5,940 PA with ability to increase
- Convenient Location
- Two Bedrooms
- Two Reception Rooms
- FF Bathroom
- On Street Parking

2 BED TERRACED HOUSE
FOR SALE VIA ONLINE AUCTION ON MONDAY 16TH NOVEMBER AT 1PM UNTIL TUESDAY 17TH NOVEMBER 11AM.

TENANTED INVESTMENT PROPERTY - £495 PCM - £5,940 PA with ability to increase

TWO BEDROOMS, TWO RECEPTION ROOMS!

A great location within walking distance of Stoke Town Centre and the neighbourhood shops in Fenton... and also within comfortable commuting distance of Royal Stoke Hospital.

This mid terraced type house has two double bedrooms, two reception rooms and a kitchen which comes complete with an integrated gas hob and under oven and an upstairs bathroom. There's also on street parking available at the front of the property.

For more information call or e-mail us.





GROUND FLOOR

FRONT RECEPTION ROOM
11'2 x 10'6 (3.40m x 3.20m)
UPVC double glazed front door and window. Radiator.

REAR RECEPTION ROOM
12'2 x 10'6 (3.71m x 3.20m)
UPVC double glazed window. Radiator. Fitted carpet.

KITCHEN
11'8 x 6'5 (3.56m x 1.96m)
Vinyl flooring. UPVC double glazed window. Base units. Freestanding electric cooker. Plumbing for washing machine. Gas central heating boiler.

BATHROOM
6'8 x 6'4 (2.03m x 1.93m)
Bath, wc and wash basin. UPVC double glazed window. Vinyl flooring. Radiator.

FIRST FLOOR

LANDING
Fitted stair and landing carpet.

BEDROOM ONE
11'2 x 10'7 (3.40m x 3.23m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO
12'0 x 10'5 (3.66m x 3.18m)
Fitted carpet. Radiator. UPVC double glazed window. Cupboard above the stairs.

OUTSIDE
Enclosed rear yard.







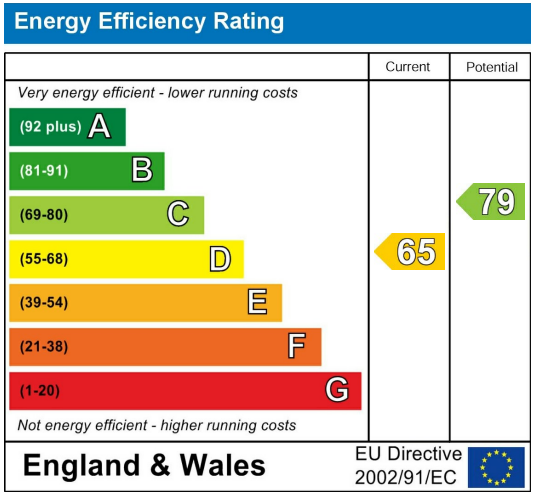


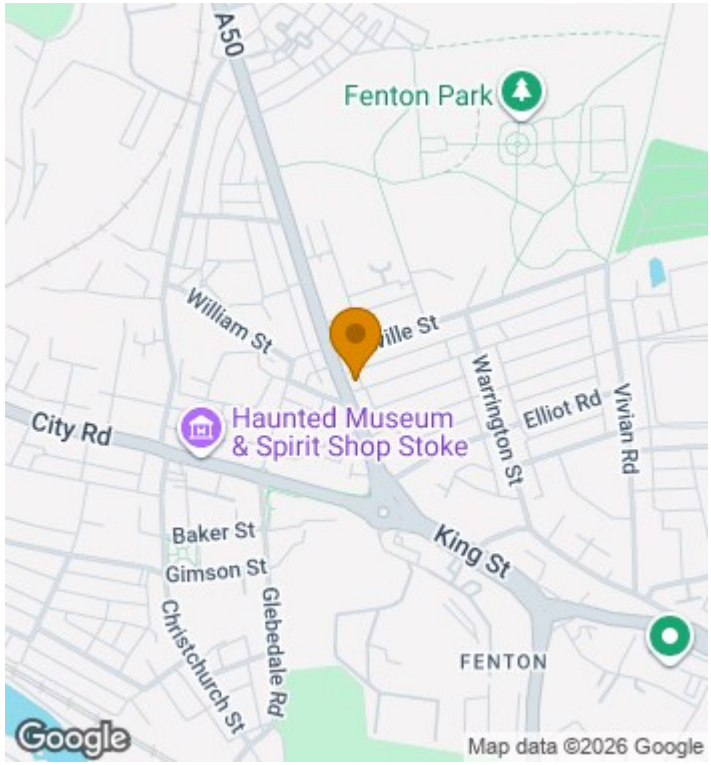


MATERIAL INFORMATION

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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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