

## 13 Edensor Street, Chesterton, Newcastle, Staffordshire, ST5



To Let Exclusive at £575 PCM



Bob Gutteridge Estate Agents are delighted to bring to the sales market this larger than average Victorian terraced home in Chesterton, which provides ease of access to the Village where local shops, schools and amenities can be located. The vendors of this property have renovated and modernised this home over their ownership and enhanced it with Upvc double glazing along with gas central heating. The accommodation comprises of entrance hall, dining room, lounge, fitted kitchen and to the first floor are two double bedrooms along with a first floor family bathroom. Externally the property offers an enclosed rear yard / garden. Internal Inspection Is A Must !

### ENTRANCE HALL

With Upvc double glazed front access door, wood effect laminate flooring, pendant light fitting, panelled radiator, stairs to first floor landing and door leads off to;



### DINING ROOM 3.71m x 3.66m (12'2" x 12'0")

With Upvc double glazed window to front, pendant light fitting, wood effect laminate flooring, panelled radiator, power points and built in electricity meter.



### LOUNGE 3.94m x 3.71m (12'11" x 12'2")

With Upvc double glazed window to rear, pendant light fitting, wood effect laminate flooring, inset modern gas fire, panelled radiator, power points and access off to;



### FITTED KITCHEN 2.92m x 2.49m (9'7" x 8'2")

With Upvc double glazed window to side, Upvc double glazed rear access door, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with mixer tap above, built in electric hob with oven beneath plus extractor hood above, ceramic splashback tiling, ceramic tiled flooring, power points, door to understairs storage cupboard and door to built in boiler cupboard with Worcester boiler providing the domestic hot water and central heating systems.



**FIRST FLOOR LANDING**

With pendant light fitting, access to loft space and doors to rooms including;



**BEDROOM ONE (FRONT) 3.73m x 3.71m (12'3" x 12'2")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, coving and power points.



## BEDROOM TWO (REAR)

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, coving and power points.



## FIRST FLOOR BATHROOM

With Upvc double glazed frosted window to rear, pendant light fitting, ceramic half wall and floor tiling in travertine effect, a white suite comprising of low level w.c., sink unit "P" shaped bath / shower unit with mixer tap plus electric shower above and door to built in airing cupboard with copper hot water cylinder.



## EXTERNALLY

### ENCLOSED REAR YARD



## TERMS

The property is offered to let for a minimum term of six months at £575.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £663.46 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £132.69 which, subject to successful referencing, will form part of the deposit. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

No Pets, No Smoking.

Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

## SERVICES

Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

10/26/2020 Energy performance of buildings register

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm