

18 Oxford Road, May Bank, Newcastle, Staffordshire, ST5 0PZ



To Let Exclusive at £595 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this beautifully presented forecourted Victorian home in May Bank which is a short stroll away from popular local schools, shops, May Bank Marsh and amenities. This home is enhanced with Upvc double glazing along with combi central heating and also boasts the advantage of off road parking to the rear. Internally the property offers a well proportioned layout of accommodation comprising of sitting room, lounge, modern fitted kitchen, utility room and to the first floor are two bedrooms along with a four piece first floor family bathroom. **Internal Inspection Essential !**

SITTING ROOM 4.17m x 3.58m (13'8" x 11'9")

With Upvc double glazed frosted front access door with frosted double glazed skylight above, Upvc double glazed window to front, artex to ceiling, coving, pendant light fitting, shelving plus storage space built in meter cupboard, Virgin Media connection point (Subject to usual transfer regulations), power points, double panelled radiator and access leads off to;



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

With Upvc double glazed window to rear, artex to ceiling, coving, pendant light fitting, double panelled radiator, power points, t.v. aerial lead, access to understairs storage cupboards, stairs to first floor landing and door leads off to;



FITTED KITCHEN 3.05m x 1.78m (10'0" x 5'10")

With Upvc double glazed window to side, artex to ceiling, four lamp light fitting, a range of base and wall mounted beech wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in stainless steel sink unit with mixer tap above, ceramic splashback tiling, ceramic tiled flooring, built in four ring gas hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, power points, double panelled radiator and archway provides access off to;



UTILITY ROOM 1.88m x 1.65m (6'2" x 5'5")

With Upvc double glazed frosted side access door, Upvc double glazed window to rear, artex to ceiling, three lamp light fitting, space for fridge/freezer, base and wall mounted beech wood effect storage cupboards providing ample domestic storage space, round edge work surface in granite effect, ceramic splashback tiling, ceramic tiled flooring and power points.



FIRST FLOOR LANDING

With artex to ceiling, two pedant light fittings and door leads off to;

BEDROOM ONE (FRONT) 3.84m x 3.56m (12'7" x 11'8")

With two Upvc double glazed windows to front, pendant light fitting, power points, single panelled radiator, door to built in wardrobe providing ample domestic hanging space and storage space etc.



BEDROOM TWO (REAR) 3.96m x 2.67m maximum (13'0" x 8'9" maximum)

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



FIRST FLOOR BATHROOM 2.77m x 1.78m (9'1" x 5'10")

With Upvc double glazed frosted window to rear, artex to ceiling, globe light fitting, ceramic wall tiling with decorative border tile, a white shell suite comprising of low level w.c., pedestal sink unit, corner bath unit, corner glazed shower cubicle multi-jet shower, single panelled radiator and vinyl cushion flooring.



EXTERNALLY

REAR YARD / OFF ROAD PARKING

Bounded by concrete post and timber fencing along with garden concrete block walls, double timber gates provide vehicular access to the rear of the property, gravelled area providing off road parking and flagged pathways.



SERVICES

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

TERMS

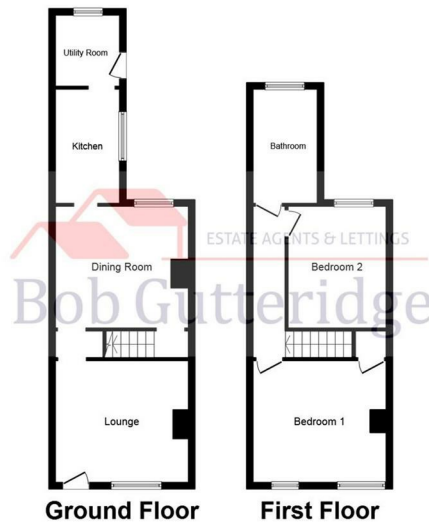
The property is offered to let for a minimum term of six months at £595.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £686.54 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £137.30 which, subject 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.

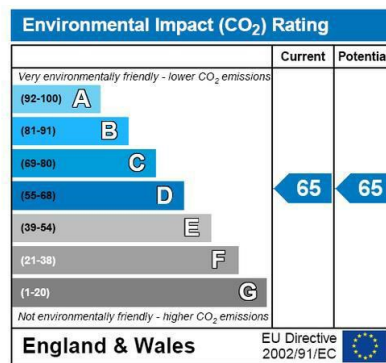
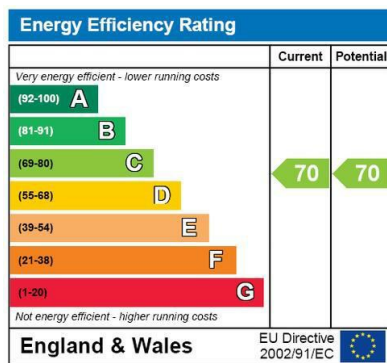
Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

VIEWING

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



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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