

339 Ruxley Road, Bucknall, Stoke - On - Trent, ST2 9AZ



INVESTMENT OPPORTUNITY/FIRST TIME BUYER

A good sized mid-terrace property located in Bucknall. Briefly comprising two reception rooms, galley kitchen and bathroom to the ground floor. To the first floor there are two good sized bedrooms. Benefitting from an enclosed rear yard area and being within close proximity to local amenities and transport links.

NO CHAIN

Offers In The Region Of £64,950 (Subject To Contract)

Messres. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation

Situated in Bucknall, this property is within commuting distance to Stoke - on - Trent.

Directions

From our Leek office on Derby Street, proceed along Haywood Street and turn left at the traffic lights onto the A520 Cheddleton Road. Continue along through Cheddleton and Wetley Rocks and upon approaching the cross roads at Cellarhead turn right onto Werrington Road. Follow this road turning left into Ruxley Road where the property is situated on the right hand side identifiable by our For Sale Board.

Accommodation Comprises:

Front entrance door leading into:

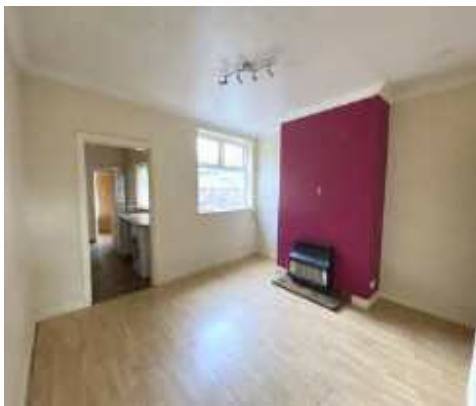
Living Room 3.57 x 3.12 (11'9" x 10'3")

With wood effect flooring, gas fire and radiator.



Dining Room 3.58 x 3.40 (11'9" x 11'2")

With wood effect flooring, gas fire and radiator, under stairs cupboard and stairs to the first floor.



Kitchen 3.41 x 1.7 (11'2" x 5'7")

Having tiled floor, a range of wall and base units and stainless steel sink with drainer unit, spaces for a washing machine and cooker.



Rear Hallway

With tiled floor, store cupboard and external door to outside.

Bathroom

With tiled floor, low level lavatory, wash hand basin and panel bath with shower over.



Stairs to First Floor Landing

Providing access to:

Bedroom One 3.58 x 3.06 (11'9" x 10'0")

Having fully fitted carpet and radiator

Bedroom Two 5.97 x 3.41 (19'7" x 11'2")

Having fully fitted carpet, store cupboard and radiator.



Outside

To the rear of the property there is a paved yard with brick and tiled store and gated access to the rear passageway.

**Services**

We believe the property is connected to all mains services.

Local Authority

The local authority is Stoke On Trent City Council

Council Tax Band

We believe the property is in band A.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

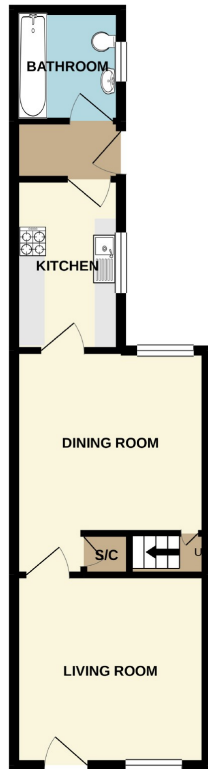
Viewings

By prior arrangement through Graham Watkins & Co.

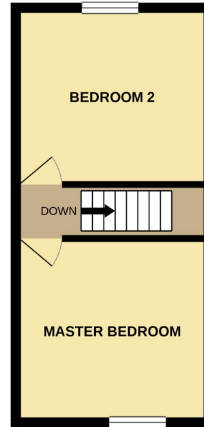
Wayleaves

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2002

Energy Performance Certificate



339, Ruxley Road, STOKE-ON-TRENT, ST2 9AZ

Dwelling type: Mid-terrace house
Date of assessment: 17 July 2019
Date of certificate: 18 July 2019

Reference number: 0468-2853-7131-9691-4621
Type of assessment: RdSAP, existing dwelling
Total floor area: 66 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

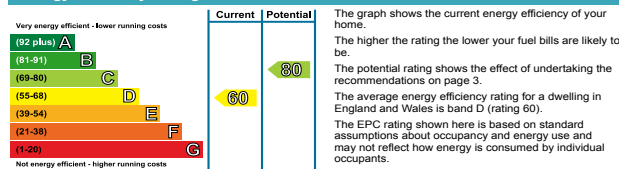
Estimated energy costs of dwelling for 3 years:	£ 2,520
Over 3 years you could save	£ 489

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 158 over 3 years	
Heating	£ 1,959 over 3 years	£ 1,653 over 3 years	
Hot Water	£ 348 over 3 years	£ 222 over 3 years	
Totals	£ 2,520	£ 2,031	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 153
2 Low energy lighting for all fixed outlets	£ 15	£ 51
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 75

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.