

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



46 Colville Street, Fenton, Stoke-On-Trent, ST4 3LB

£85,000

- Two Bedrooms
- Some Modernisation Required
- UPVC Double Glazing
- On Street Parking
- Two Reception Rooms
- Gas Central Heating
- Shower Room

Situated on Colville Street in Fenton, this two-bedroom mid-terraced property offers an excellent opportunity for buyers looking for a home they can update and put their own stamp on!

The property is in need of some modernisation throughout, providing scope for improvement and the potential to create a comfortable home to suit individual tastes and requirements.

The accommodation benefits from gas central heating and UPVC double-glazed windows throughout, providing a solid starting point for any future refurbishment.

With its two-bedroom layout and potential for improvement, this property could appeal to first-time buyers, investors or those looking for a project.

An excellent opportunity for those seeking a property with scope to improve and add value!

For more information call or e-mail us.



GROUND FLOOR

FRONT RECEPTION

11'8 x 10'11 (3.56m x 3.33m)

UPVC double glazed door and window. Fitted carpet. Radiator.

REAR RECEPTION

11'9 x 11'9 (3.58m x 3.58m)

Fitted carpet. Electric heater. UPVC double glazed window. Store cupboard.

KITCHEN

11'10 x 6'7 (3.61m x 2.01m)

Tiled floor. Radiator. UPVC double glazed window. Range of wall cupboards and base units. Plumbing for washing machine.

REAR HALL

Tiled floor. UPVC double glazed rear door. Worcester gas boiler.

SHOWER ROOM

6'2 x 5'8 (1.88m x 1.73m)

Tiled floor. Radiator. UPVC double glazed window. Shower enclosure, wash basin and wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

11'10 x 11'9 (3.61m x 3.58m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

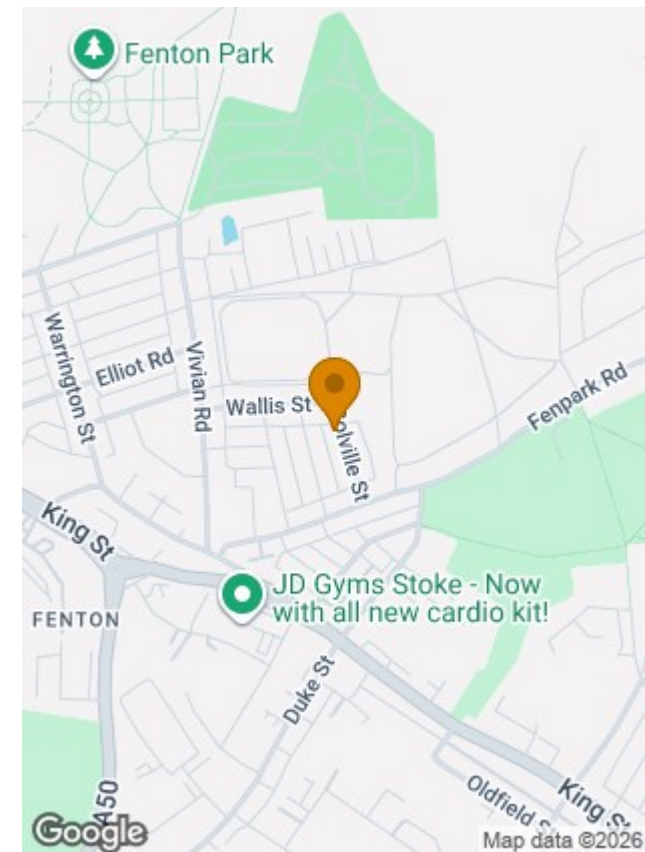
11'7 x 10'10 (3.53m x 3.30m)

Fitted carpet. Radiator. UPVC double glazed window. Cupboard containing the hot water cylinder. Access to the loft.





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	



MATERIAL INFORMATION

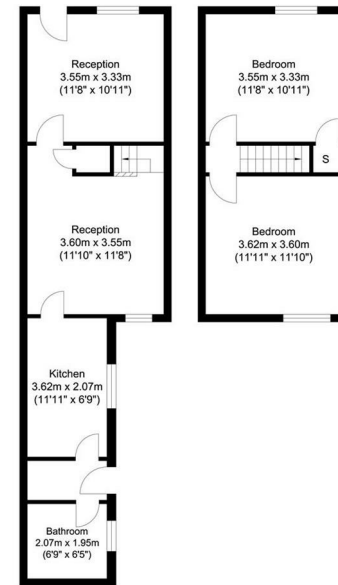
Tenure - Freehold

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 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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