Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



13 Clare Street, Basford, Stoke-On-Trent, ST4 6EE

£725 PCM

- Available To Let Now!
- Two Bedrooms
- Fitted Kitchen
- UPVC DG & Combi Boiler
- Competitively Priced
- Two Generous Sized Reception Rooms
- GF Bathroom With A White Suite
- On Street Parking

SPACIOUS TWO BEDROOM TERRACED HOME – COMPETITIVELY PRICED & AVAILABLE NOW!

Situated in a popular residential location, this well-presented two-bedroom terraced home offers spacious and practical accommodation at an attractive rental price!

The property boasts two generous reception rooms, both featuring laminate flooring and tasteful neutral decoration, creating bright and versatile living spaces. The fitted kitchen benefits from tiled flooring, an integrated electric oven and hob, whilst the ground floor bathroom features a white suite with shower over the bath.

Upstairs, you'll discover two generously sized double bedrooms, both offered part-furnished, providing comfortable and convenient accommodation.

Further benefits include UPVC double glazing and gas central heating powered by a modern combi boiler.

AVAILABLE TO LET NOW! Offering excellent value for money, this property is not to be missed! Contact Austerberry today to request your application form and take the first step towards making this your new home!





GROUND FLOOR

FRONT RECEPTION ROOM
10'9 x 10'0 (3.28m x 3.05m)
Grey timber front door. Laminate flooring. Radiator. UPVC double glazed window.

REAR RECEPTION ROOM
11'11 x 9'11 (3.63m x 3.02m)
Laminate flooring. Radiator. UPVC double glazed window. Feature fireplace. Under stairs storage cupboard.

KITCHEN
12'9 x 6'4 (3.89m x 1.93m)
Fitted base units with integrated electric oven and hob. Plumbing for washing machine. Tiled flooring. Tiled splashback. UPVC double glazed window. Timber external door. Gas combi boiler.

BATHROOM
8'1 x 5'11 (2.46m x 1.80m)
White suite consisting of a bath with shower over, wash basin and wc. Radiator. Tiled flooring. Part tiled walls. UPVC double glazed window. Extractor.

FIRST FLOOR

BEDROOM ONE
10'10 x 9'11 (3.30m x 3.02m)
Varnished timber flooring. Radiator. UPVC double glazed window. Feature fireplace. Part furnished.

BEDROOM TWO
11'11 x 9'11 (3.63m x 3.02m)
Laminate flooring. Radiator. UPVC double glazed window. Part furnished.

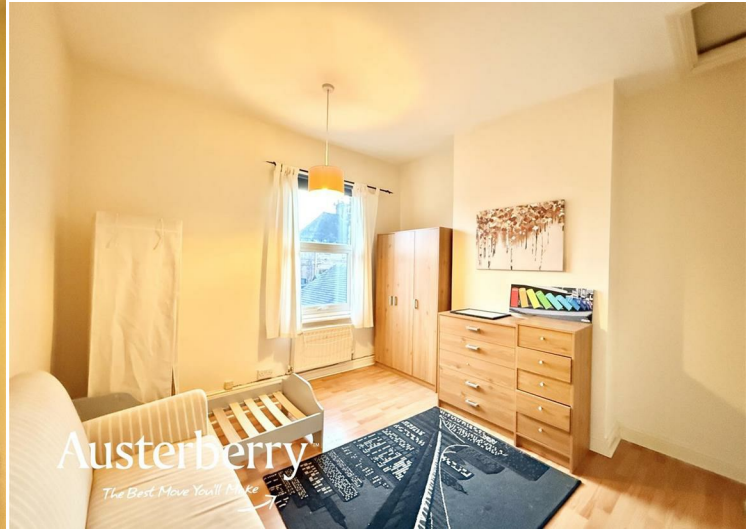
OUTSIDE
There is on street parking to the front of the property and a small enclosed yard to the rear.



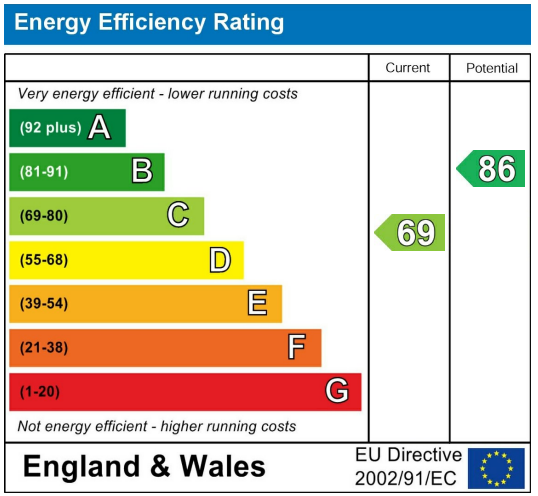


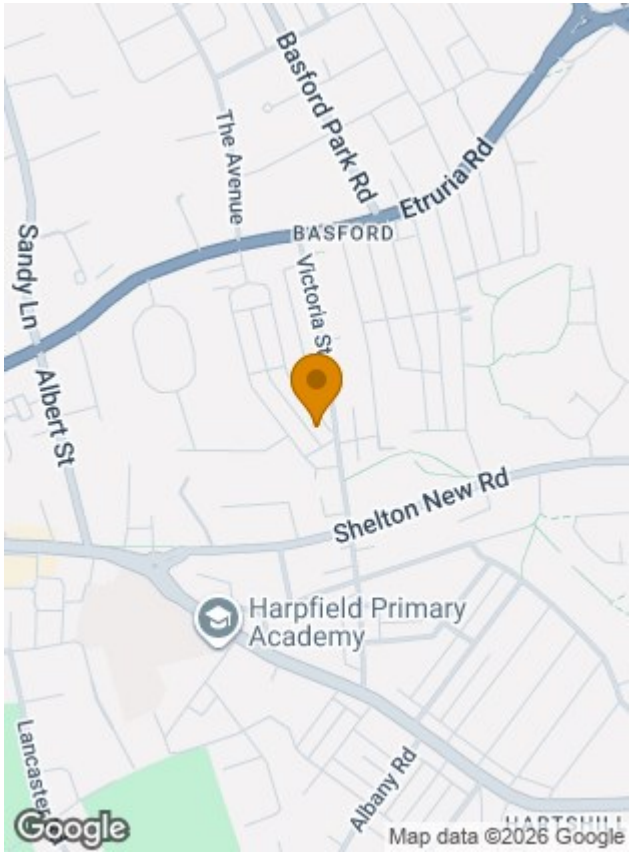



Austerberry


Austerberry


Austerberry
The Best Move You'll Make


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
69
86
England & Wales
EU Directive 2002/91/EC


Basford Park Rd
Etruria Rd
The Avenue
BASFORD
Victoria St
Sandy Ln
Albert St
Shelton New Rd
Harpfield Primary Academy
Lancaster
Albany Rd
Google
Map data ©2026 Google

CONDITIONS OF LET
* Smoking: No Smoking is permitted in the Property
* Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
* Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at theLandlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:
* One month's rent due on move in
* Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
* Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:
* Payment of £50 if you want to change the tenancy agreement
* Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
* Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
* Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
* Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION
Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY
For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

MATERIAL INFORMATION

Rent - £725pcm

Deposit - £835

Holding Deposit - £167

Council Tax Band - A

PLEASE NOTE
* These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
* 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.