

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Cobham Place, Meir, Stoke-On-Trent, ST3 7AQ

£135,000

- Three Bedrooms
- Corner Plot
- Modern Lounge
- UPVC Double Glazing
- No Chain!
- Fitted Kitchen With Dining Space
- White Bathroom Suite
- Combi Boiler

A three bedroom semi-detached house, offered for sale with no onward chain!

Fantastic value for money is on offer here and this house is bound to be of interest to first time buyers and families who are looking for a practical family home.

The ground floor consists of an entrance hallway, a recently modernised living room with a wall mounted electric fire, a practical kitchen with space to dine and a WC.

On the first floor, you will find three well sized bedrooms as well as the family bathroom. The property benefits from a modern combi boiler and UPVC double glazed windows virtually throughout.

With the added benefit of being located on a corner plot, there is certainly scope to add to the existing off road parking if required or even the potential to extend the property, subject to the appropriate consent being obtained.

We would be pleased to make arrangements to show you around, please contact us to arrange your viewing today.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Tiled floor. Radiator. Stairs to the first floor.

LIVING ROOM

13'6 x 12'10 (4.11m x 3.91m)

New fitted carpet. Radiator. UPVC double glazed window. Wall mounted electric fire. Store cupboard.

KITCHEN

12'9 x 9'1 (3.89m x 2.77m)

Tiled floor. Radiator. Two UPVC double glazed windows. Range of wall cupboards and base units with integrated electric oven and hob. Tiled splashback.

REAR HALL

Tiled floor. UPVC double glazed rear door.

CLOAKS/WC

Tiled floor. Radiator. Timber single glazed window. Wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE

12'7 x 9'2 (3.84m x 2.79m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'5 x 10'1 (3.18m x 3.07m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

9'3 x 6'11 (2.82m x 2.11m)

Fitted carpet. Radiator. UPVC double glazed window. Cupboard containing the baxi combi boiler.

BATHROOM

7'5 max x 6'0 max, 2'7 min (2.26m max x 1.83m max, 0.79m min)

Tiled floor. UPVC double glazed window. Towel rail radiator. Panelled bath with shower and screen over, wash basin and wc. Storage unit.

OUTSIDE

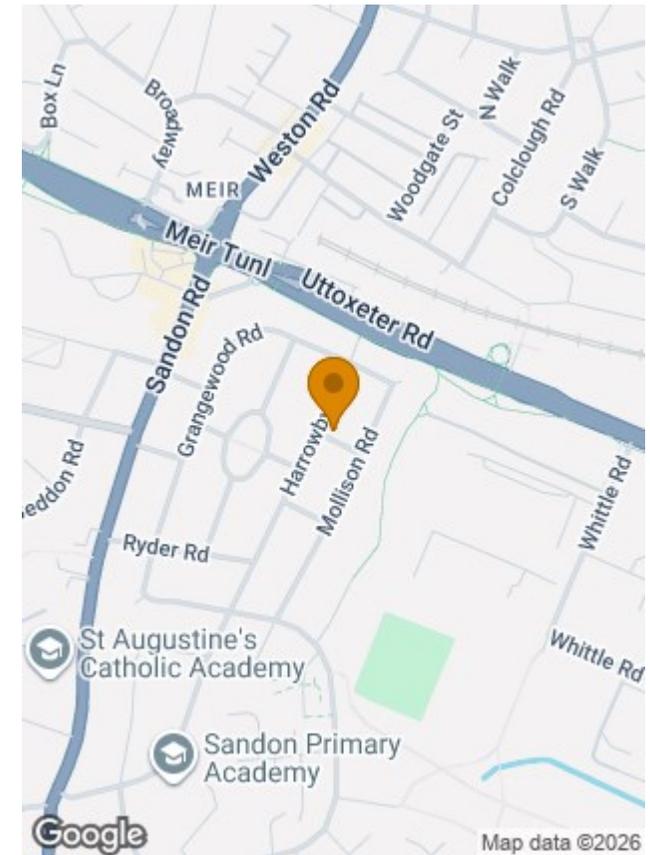
The house is situated on a corner plot with low maintenance gardens and driveway for off road parking.

To the rear there is a low maintenance garden with a lean-to to the side and rear and a shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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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