

Stockton Heath



VILLAGE LOCATION TUCKED AWAY OFF LONDON ROAD | GAS ELECTRIC & WATER INCLUDED | SHAKER STYLE KITCHEN | MODERN BATHROOM. The property offers beautifully presented accommodation over 2 storeys including an entrance hallway, lounge, and kitchen area whilst to the first floor there is a bedroom and bathroom.

£850 Per Month



Tel: 01925 600 200

Stockton Heath London Road



Accommodation

Within the heart, of the ever-popular, Stockton Heath Village, this property boasts immaculate and well proportioned accommodation which is offered 'To Let' over two storeys, briefly comprising a welcoming entrance hallway, leading to a spacious lounge and kitchen. To the first floor, Bedroom and bathroom. Externally is access to and from the property.

Ground Floor

Entrance Hallway

14'9" x 9'5" (4.512m x 2.893)

Access through a 'Composite' door into a welcoming reception to the Lounge, Kitchen and staircase to the first floor. Carpeted flooring, Gas Central Heating Radiator, PVC Double Glazed Window to the front elevation and understairs storage.

Lounge

14'4" x 9'3" (4.369m x 2.837m)

A light and airy room featuring PVC Double Glazed 'French' doors opening to the front of the property. Complimented with two, wall mounted, light fixtures, Gas Central Heating Radiator, television point, and internet port.

Kitchen

9'6" x 6'9" (2.914m x 2.058m)

Fitted with a contemporary 'Shaker' style kitchen with a 'Roll Edge' composite worksurface. Comprising a range of base, drawer and eye level units further complimented with tiled splash back. Including a four ring induction hob with chrome extractor fan above, 'PRIMA' oven below, stainless steel sink unit with chrome mixer tap, under counter fridge freezer and a PVC Double Glazed Window to the front elevation.

First Floor

Bathroom

9'6" x 6'3" (2.906m x 1.929m)

Three piece suite including a standing shower with chrome retractable shower head and rain shower head, wash hand basin with chrome mixer tap, and low level

WC with a chrome 'push button' flush. Part tiled walls with contrasting tile effect cushioned vinyl flooring. Gas Central Heating Radiator and extractor fan.

Bedroom

22'8" x 9'6" (6.929m x 2.914m)

Featuring a front aspect with a generous size, two PVC Double Glazed Windows to the front elevation, a television point, and two Gas Central Heating Radiators.

Council Tax

Local Authority

Postcode

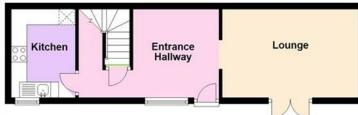
Viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor
Approx. 31.6 sq. metres (339.9 sq. feet)



First Floor
Approx. 23.6 sq. metres (254.0 sq. feet)

