



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are pleased to bring to the market this Two Bedroom Mid-Terraced House, Located in the Popular Area of Oxbridge, Stockton-on-Tees.

The Property Briefly Comprises of; Entrance Vestibule, Hallway, Lounge / Diner, and Kitchen with access to the rear of the property.
The First Floor Provides Two Double Bedrooms and a Spacious Family Bathroom.

Externally, the property have On-Street Parking to the Front, and an Enclosed Yard to the Rear.

For a viewing contact SMITH & FRIENDS - Estate agents Stockton, Early viewing is highly recommended.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.

REQUIRED EARNINGS: Tenants £20,100pa; Guarantor, if required £24,120pa

RENT £670 PCM

BOND £773

(Application is subject to a Holding Fee - please refer to our website for further details)

Hampton Road, Stockton-On-Tees, TS18 4DX

2 Bedroom - House - Mid Terrace

£670 Per Calendar Month

EPC Rating: D

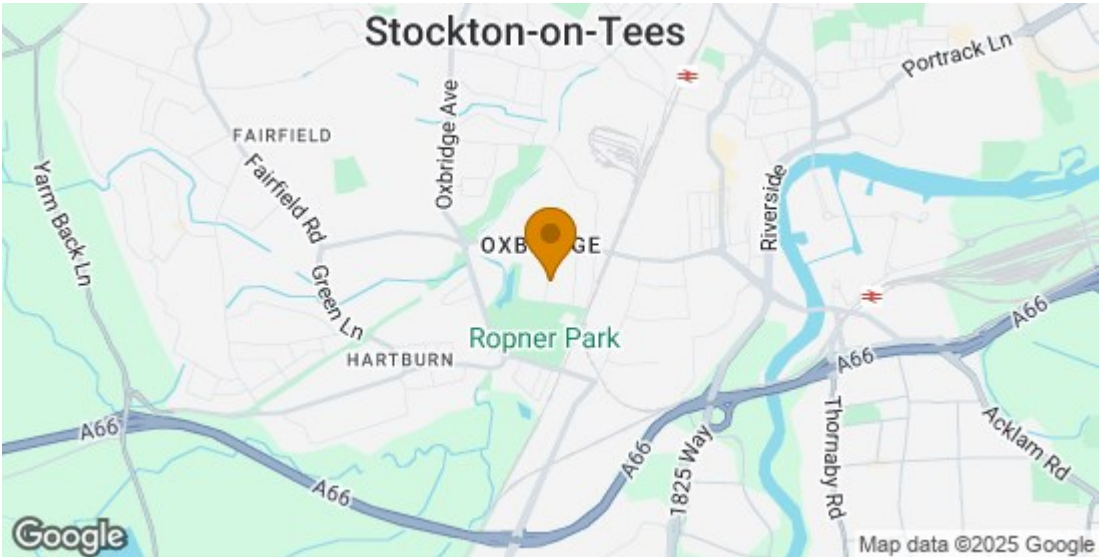
TENURE:

COUNCIL TAX BAND: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Hampton Road, Stockton-On-Tees, TS18 4DX



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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

