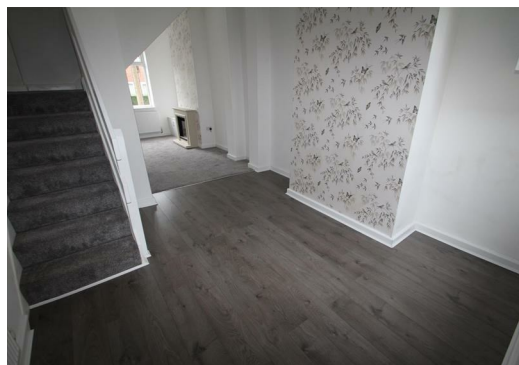




Edensor Terrace, Goms Mill

Stoke-On-Trent, Staffordshire, ST3 2RE

£450 Per Month



An immaculately presented two bedroom terrace house that has undergone a full refurbishment including a full re-wire and new central heating pipework. The property in brief comprises; Lounge/Diner, New Fitted Kitchen, New Fitted Shower Room & Two Double Bedrooms. NO PETS.

Lounge/Diner

28'1" x 11'4" (8.56m x 3.45m)



Having two radiators, wall mounted boiler, door to front, double glazed windows to front and rear.

Kitchen

12'6" x 5'1" (3.81m x 1.55m)



Having wall and base units with preparation work surfaces over incorporating sink drainer. Integrated oven with hobs and extractor over. Plumbing for automatic washing machine, door to side and double glazed window to side.

Shower Room

7'7 x 4'5 (2.31m x 1.35m)



Having white three piece suite comprising; shower cubicle, WC and wash hand basin. Radiator and double glazed window to side.

Landing

Bedroom One

12'2" x 11'3" (3.71m x 3.43m)



Having radiator and double glazed window to front.

Bedroom Two

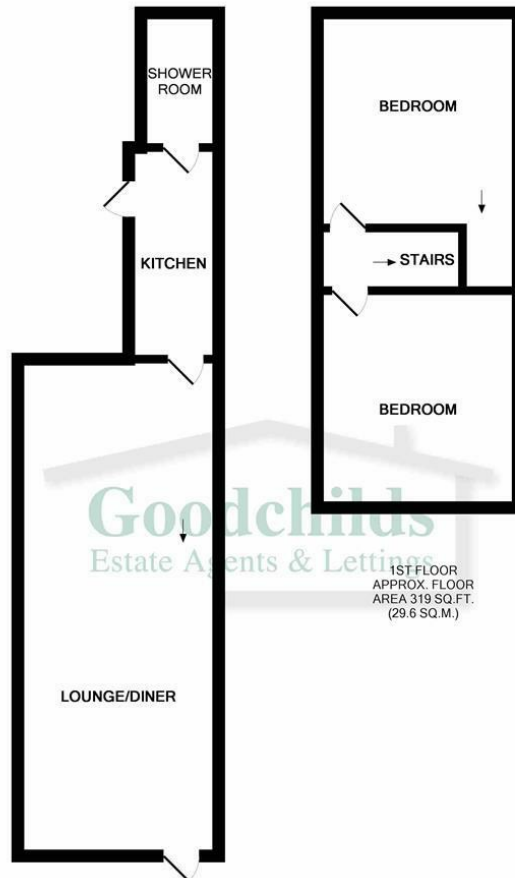
12'3 x 11'2 (3.73m x 3.40m)

Having loft access, radiator and double glazed window to rear.

Externally



Forecourt to the front. Enclosed rear yard.



1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)

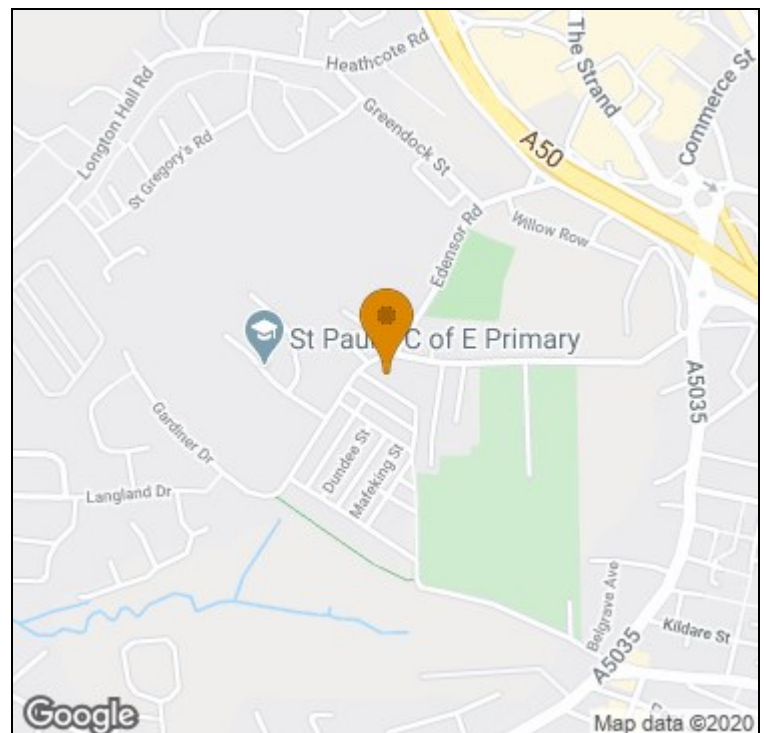
GROUND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| 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 | | 33 | 36 |
| (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 | | 35 | 36 |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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