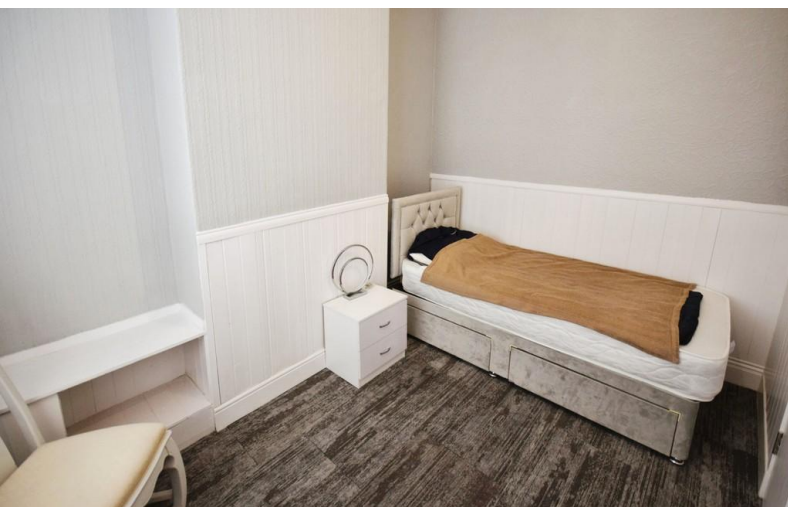


TO LET



Kimberley Road, Etruria

2 Bedrooms, 1 Bathroom, Mid Terraced House

£795 pcm



Kimberley Road, Etruria

Mid Terraced House,
2 bedroom, 1 bathroom

£795 pcm

Date available: 29th March 2025

Deposit: £917

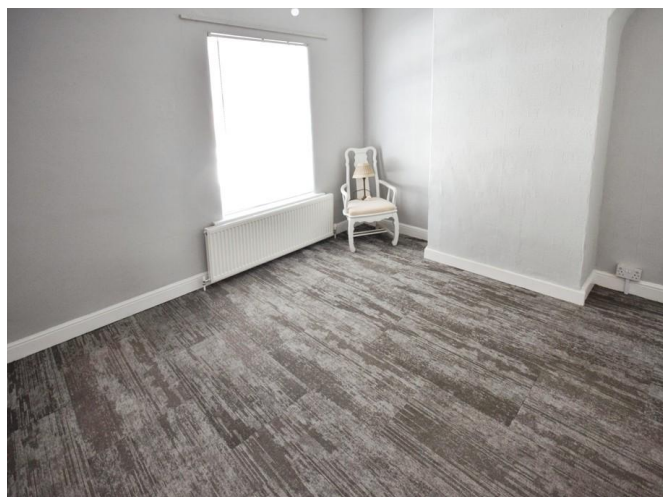
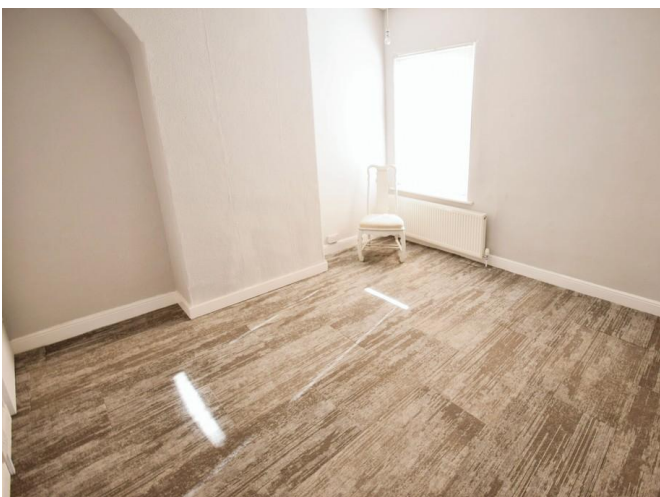
Unfurnished

Council Tax band:

- Mid terraced house
- 2 Reception rooms
- Kitchen
- Shower room
- 2 Bedrooms
- Close to Festival park and Hanley
- Council tax band A

REFURBISHED 2 BEDROOM HOUSE. Martin and co offer for rent this refurbished 2 bedroom 2 reception room mid terraced house located in a sought area within a short distance from both Festival park and Hanley town centre. The property comprises 2 reception rooms, kitchen and shower room to the ground floor and 2 double bedrooms to the first floor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		



Martin & Co Stoke on Trent

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01782 262880



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.