



- **Modernised Two Bed Semi**
- **Central Heated, Double Glazed**
- **EPC Band D, Rating 62. Council Tax A**
- **Furnished Rental**
- **Modern Kitchen and Bathroom**
- **Ask an adviser to book your viewing**



**86 Lundy Road, Stoke-On-Trent**  
Stoke-On-Trent, ST3 2DZ

**Monthly Rental Of**  
**£825**

## Description

A two bedroom semidetached property benefitting from gas central heating, double glazing with a modern kitchen and bathroom. This furnished rental property comes with off-road parking and an extensive rear garden. Accommodation comprises hallway, living room, kitchen diner at ground floor level with two bedrooms, a separate WC and bathroom to the first floor. To the frontage is a gravel driveway leading to a side paved yard onto a rear lawn garden with patio seating area.

## Ground Floor

### Entrance Hall

With tiled floor, radiator, stairs off

### Living Room 13' 8" x 14' 2" (4.16m x 4.32m)

With plasticised floor, feature hearth, within set fire, radiator, power points, telephone point, sofas and shelving unit.

### Kitchen/Diner 9' 6" x 12' 4" (2.89m x 3.76m)

Modern fitted kitchen with cream wall and base units wood effect surfaces over. Part tiled walls and tile effect floor. Includes integrated cooker, hob, and extractor hood, washing machine, built-in fridge, two larder cupboards with freezer and washing machine.

## First Floor

### Landing

With carpeted floor, built-in cupboard, and stairs off.

### Bedroom 1 10' 11" x 15' 0" (3.33m x 4.58m)

With carpeted floor, radiator, Power Point, wardrobes, double bed, dresser table.

### Bedroom 2 10' 2" x 13' 6" (3.11m x 4.11m)

With carpeted floor, radiator, Power Point, wardrobe, single bed, desk.

### WC 6' 0" x 2' 6" (1.84m x .75m)

With WC in White, vinyl floor, radiator

### Bathroom 6' 2" x 5' 0" (1.89m x 1.53m)

Modern fitted bathroom suite in white with basin set in vanity units, panel bath with mixer shower and curtain over. Part tiled walls and vinyl floor. Includes radiator.

## Outside

To the frontage is a gravel driveway. At the rear lawn garden and patio seating area.

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



### Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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## Our Services

### Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

### Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

### Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

### Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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# Energy performance certificate (EPC)

86, Lundy Road STOKE-ON-TRENT ST3 2DZ	Energy rating <b>D</b>	Valid until: <b>27 March 2028</b>
		Certificate number: <b>8358-7427-3050-5243-6926</b>

<b>Property type</b>	End-terrace house
<b>Total floor area</b>	74 square metres

## Rules on letting this property

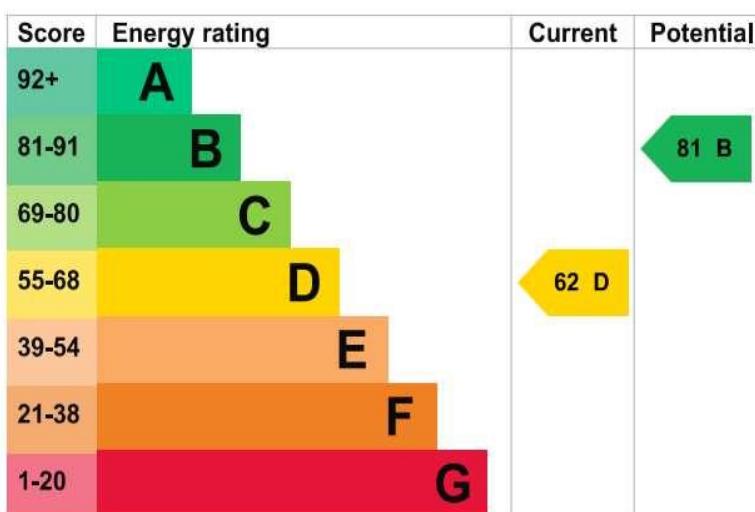
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor