



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM SEMI-DETACHED FOR RENT - £700 PER MONTH

KNIGHTLEY CLOSE, GNOSALL, STAFFORD, STAFFORDSHIRE, ST20 0HU



KEY FEATURES

- 2 BEDROOM SEMI DETACHED HOUSE • OFF ROAD PARKING ON DRIVEWAY • KITCHEN WITH WASHING MACHINE & FRIDGE • LOUNGE/DINER • DOUBLE & SINGLE BEDROOM • BATHROOM WITH SHOWER OVER BATH • E7 HEATING & DOUBLE GLAZING • ENCLOSED REAR GARDEN

DESCRIPTION

Austin & Roe are pleased to offer for Let this Two Bedroom Semi Detached House with fully enclosed rear garden close to local amenities in the sought after village of Gnosall.

The property comprises an Entrance Hall, Fitted Kitchen with cooker, washing machine and undercounted fridge, Lounge/Diner with door onto rear garden and stairs to first floor, a double bedroom with wardrobe, a single bedroom and family bathroom with shower over the bath. The property benefits from some double glazing and E7 electric heating.

At the front of the property is a garden laid to lawn with pathway to the front entrance and an adjacent shale driveway. To the rear is a fully enclosed garden, laid to lawn with a paved patio area for alfresco dining and outdoor entertaining and a raised bed which would make a great vegetable patch. There is a shed for storage of garden tools etc.

Council Tax Band B.
Mains Electric NO GAS
Mains Water, Drains and Sewers
Broadband FTTC
Mobile Coverage
Low Risk of Flooding

LOCATION

From Stafford take the A518 Newport Road, continue under the motorway bridge through Haughton Village into Gnosall and at the traffic island take the second exit onto Brookhouse Road then second left onto Brookhouse Way and first left onto Knightly Close your destination will be on your right.

The property is about 25 minutes from the Stone Office.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

TENANCY INFO

No Tenant Administration Fees payable.



