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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **Four Bedroom Student Investment Property**
- **Modernised, Central Heated, Double Glazed**
- **Situated Close to Staffordshire University**
- **EPC Band C Rating 70, Council Tax A**
-



30 Guildford Street, Stoke-On-Trent
Stoke-On-Trent, ST4 2EP

£165,000

Description

A fully modernised four bedroom property, situated in a heart of Shelton close to Staffordshire University. The property has been majority late at £95 per week, including bills count to £15 per week per person. Accommodation comprises hallway, bedroom, living room, kitchen and a further bedroom at ground floor level with two bedrooms, a wash room and bathroom to the first floor. At the rear is enclosed paved yard.

Ground Floor

Hallway

With laminate floor, Power Point, alarm box.

Bedroom 1 8' 7" x 11' 3" (2.61m x 3.42m)

With carpeted floor, radiator, Power Point, aerial point, Internet point, inset, spotlights.

Living Room 13' 11" x 11' 5" (4.24m x 3.49m)

With laminate floor, radiator, Power Point, Internet point, aerial point, feature hearth with inset fire, stairs off. Inset spotlights.

Kitchen 14' 3" x 6' 3" (4.34m x 1.90m)

Modern fitted kitchen with white wall and base units, granite effect surfaces over. Part tiled walls and tiled floor. Includes integrated cooker, hob and extractor hood, power, points, washer point

Bedroom 2 15' 11" x 5' 4" (4.84m x 1.63m)

With carpeted floor, radiator, Power Point, Internet point, aerial point

First Floor

Landing

With carpeted floor, stairs off.

Bedroom 3 11' 5" x 11' 7" (3.49m x 3.52m)

With carpeted floor, radiator, power, points, Internet point, inset, spotlights, and built-in shelving.

Bedroom 4 9' 3" x 12' 2" (2.81m x 3.70m)

With Carpeted floor, radiator, power, points, built-in wardrobe, aerial point, inset, spotlights and Internet point

Washroom/WC 3' 8" x 4' 5" (1.12m x 1.34m)

Fitted suite in white with WC and basin, wood effect floor.

Family Bathroom 8' 10" x 6' 4" (2.70m x 1.92m)

Modern fitted bathroom suite in white with WC, basin set in vanity unit, panelled bath with electric shower and screen over. Plasticised walls and wood effect floor. Includes inset, spotlights, radiator and extractor fan.

Outside

Enclosed paved yard with pedestrian access.

Furniture

Included in the sale, subject to level of offer.

Lease

The property comes with the benefit of three tenants each paying £95 per week including bills which are capped at £15 per person. The property is let on assured shorthold tenancies.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

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)

30 GUILDFORD STREET SHELTON STOKE-ON-TRENT ST4 2EP	Energy rating C	Valid until: 6 May 2031
		Certificate number: 6339-1125-1000-0586-6202

Property type

Mid-terrace house

Total floor area

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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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	Solid brick, as built, no insulation (assumed)	Very poor