

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Four Bed Student Property**
- **Let out to three students till Summer 2024**
- **EPC Band D, Rating 63 Council Tax A**
- **Gas central Heated and Double Glazed**
- **Close to University**
- **Ask an Adviser for further details**



**42 Guildford Street, Stoke-On-Trent**  
Stoke-On-Trent, ST4 2EP

**£155,000**

## Description

Located close to Staffordshire University this Four bed student property currently let out till summer 2024 to three students. The property benefits from gas central heating and double glazing. Comprises hallway, bedroom, living room, kitchen, bathroom at ground floor level with three bedrooms and a washroom to the first floor.

## Ground Floor

### Hallway

With built-in cupboard and PVCu door to front.

### Bedroom 1 8' 1" x 11' 7" (2.47m x 3.52m)

With carpeted floor, radiator, Power point and aerial point. Built in furniture.

### Living Room 11' 5" x 12' 1" (3.49m x 3.69m)

With laminate floor, radiator, power point, aerial point, stairs off

### Kitchen 6' 1" x 10' 4" (1.85m x 3.16m)

Modern fitted kitchen with white wall and base units wood effect surfaces over. Part tiled walls and fully tiled floor. Includes Power Point, cooker point, Washer point. PVCu door to rear.

### Bathroom 8' 10" x 5' 5" (2.70m x 1.66m)

Modern fitted bathroom suite in white with pedestal basin, WC, panelled bath with shower over. Part tiled walls and tile effect floor. Inset spotlights and extractor fan. Includes radiator.

## First Floor

### Landing

With carpeted floor, stairs off

### Bedroom 2 11' 6" x 10' 4" (3.50m x 3.15m)

With carpeted floor, radiator, power points, Built in furniture.

### Bedroom 3 8' 10" x 12' 4" (2.69m x 3.75m)

With carpeted floor, radiator, PowerPoint and Built in furniture.

### Wash Room/ WC 3' 11" x 4' 6" (1.20m x 1.38m)

Fitted suite in white with WC and pedestal basin. includes extractor fan

### Bedroom 4 6' 2" x 10' 9" (1.89m x 3.27m)

With carpeted floor, radiator, Power Point, Built in furniture..

### Outside

Enclosed rear yard with pedestrian access and sectional garage.

### Viewings

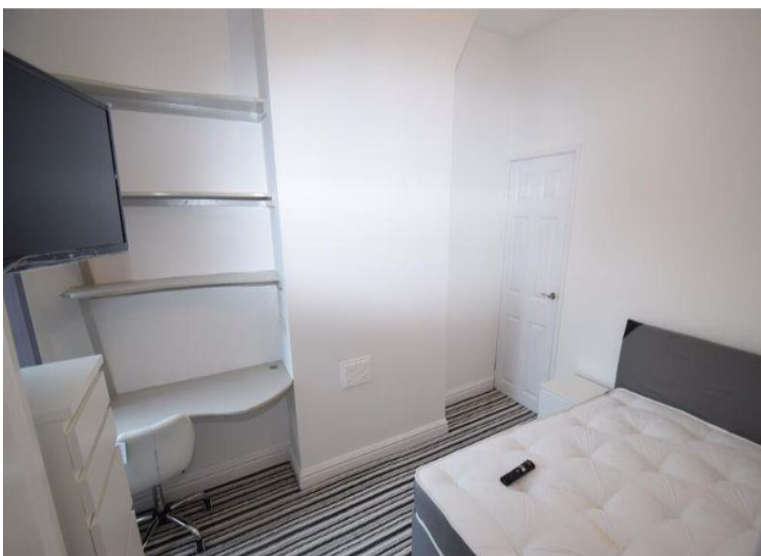
To view this, or any other of our properties, please call **01782 847083**.

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.

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# Energy Performance Certificate

42, Guildford Street, STOKE-ON-TRENT, ST4 2EP

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 23 May 2014  
**Date of certificate:** 07 June 2014

**Reference number:** 2478-9061-7295-2324-6950  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 75 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

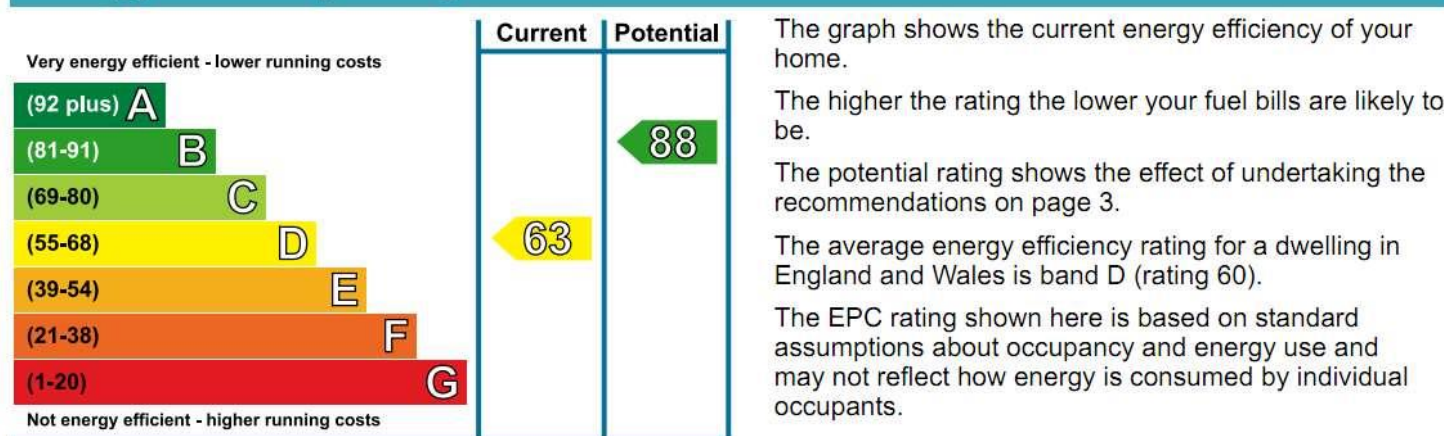
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,403</b>
<b>Over 3 years you could save</b>	<b>£ 906</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 138 over 3 years	
Heating	£ 1,905 over 3 years	£ 1,161 over 3 years	
Hot Water	£ 279 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 2,403</b>	<b>£ 1,497</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 459
2 Floor Insulation	£800 - £1,200	£ 96
3 Low energy lighting for all fixed outlets	£35	£ 69

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.