

KEATES

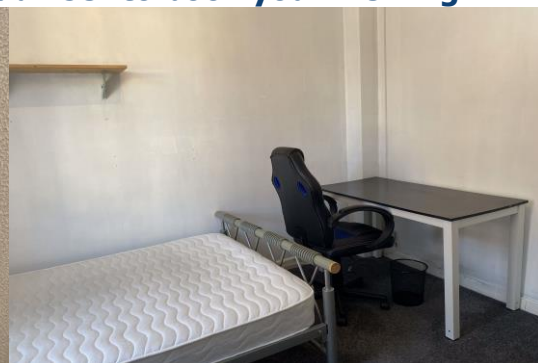
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Four Bedroom Student Rental Investment**
- **EPC High Band D**
- **EPC Band D, Rating 67. Council Tax A**
- **Close to University and Train Station**
- **Potential Student Rental £90.00 per room per week inc Bills**
- **Ask and adviser to book your viewing**



8 Queen Anne Street, Stoke-On-Trent
Stoke-On-Trent, ST4 2EQ

£150,000

Description

A four bedroom HMO situated in the heart of Shelton close to Staffordshire University and Stoke train station. This four bedroom property benefits from gas central heating, double glazing and modern kitchen and bathrooms. Accommodation comprises hallway, bedroom, living room, kitchen diner, WC and bathroom at ground floor level with three bedrooms and a bathroom to the first floor. At the rear is a small enclosed paved yard. Currently let for £1000 pcm inc bills with a potential rental of circa £15,000 pa.

Ground Floor

Hallway

With carpet floor, PVCu door to front, radiator.

Bedroom 1 *8' 5" x 11' 1" (2.56m x 3.38m)*

With carpeted floor, radiator, Power Point

Living Room *11' 3" x 12' 6" (3.42m x 3.80m)*

With carpeted floor, radiator, Power Point.

Kitchen/Diner *16' 0" x 9' 6" (4.87m x 2.90m)*

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and tiled floor. Includes integrated cooker and hob, radiator, Power Point, built-in cupboard, washer point, door to rear.

WC *4' 9" x 7' 4" (1.45m x 2.23m)*

Fitted suite in white with WC, pedestal basin. Part tiled walls and tiled floor. Includes radiator.

Bathroom *4' 11" x 6' 10" (1.51m x 2.08m)*

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower. Part tiled walls and tiled floor. Includes extractor fan.

First Floor

Landing

With carpeted floor, stairs off.

Bedroom 2 *15' 11" x 9' 0" (4.84m x 2.74m)*

With carpeted floor, radiator, Power Point.

Bedroom 3 *16' 1" x 8' 1" (4.90m x 2.47m)*

With carpeted floor, radiator, Power Point.

Bedroom 4 *9' 1" x 8' 11" (2.77m x 2.72m)*

With carpeted floor, radiator, Power Point.

First Floor Bathroom *6' 8" x 9' 4" (2.04m x 2.85m)*

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with combination shower. Part plasticised walls and vinyl floor. Includes radiator and extractor fan.

Outside

Enclosed paved yard.

Furniture

Included in the sale subject to level of offer.

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)

8 QUEEN ANNE STREET STOKE-ON-TRENT ST4 2EQ	Energy rating D	Valid until: 2 June 2031
		Certificate number: 2170-9899-3217-1411-5652

Property type

Mid-terrace house

Total floor area

99 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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