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84 Church Street
Stoke-on-Trent
ST4 1BS

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- Three bedroom terraced property
- Pre let at £625 pcm
- Ask an advisor for further details
- Gas central heating ,Double glazing
- EPC Band D rating 66. Council Tax A
- Ask an advisor to book your viewing



17 Foden Street, Stoke-On-Trent
Stoke-On-Trent, ST4 4BU

**Offers in Excess of
£130,000**

Description

Modernised three bed terrace close to Stoke Town centre. This three bedroomed property comprises hallway, dining room, living room, kitchen, bathroom at ground floor level with three bedrooms to the first floor . The property benefits from gas central heating and double glazing .

Ground Floor

Hallway

PVCu door to front, carpeted floor and built-in cupboard

Dining Room 9' 4" x 11' 9" (2.84m x 3.59m)

With carpeted floor, PowerPoint, telephone point, gas fire and fitted blinds

Living Room 11' 9" x 12' 1" (3.58m x 3.69m)

With carpeted floor, feature hearth and gas fire , Power and aerial point, stairs off .

Kitchen 13' 9" x 5' 10" (4.20m x 1.79m)

Modern fitted kitchen with white wall and base units, wood effect surfaces over . Part tiled walls and tiled floor. Integrated cooker, hob and extractor hood. Includes radiator, power and washer points, fitted blinds. Pvcu door to rear.

Bathroom 6' 8" x 5' 10" (2.02m x 1.79m)

Modern bathroom suite in white with WC, pedestal basin, panelled bath with electric shower over. Majority tiled walls and fully tiled floor . Includes radiator and extractor fan , fitted blinds.

First floor

Landing

Carpeted floor, stairs off

Bedroom 1 12' 2" x 12' 10" (3.71m x 3.91m)

With carpeted floor, radiator, power points, aerial point, fitted blinds and built-in cupboard.

Bedroom 2 7' 9" x 9' 9" (2.36m x 2.98m)

With carpeted floor, radiator, power points, fitted blinds and built in cupboard.

Bedroom 3 8' 4" x 11' 11" (2.54m x 3.64m)

With carpeted floor , radiator, PowerPoint, fitted blinds and built-in cupboard.

Outside

Enclosed and paved rear yard with side pedestrian access. Wooden shed.

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 nationwide. 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)

17 Foden Street STOKE-ON-TRENT ST4 4BU	Energy rating	Valid until: 11 June 2034
	D	Certificate number: 0745-3038-0206-9234-9204

Property type: Mid-terrace house

Total floor area: 70 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 energy rating is D. 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		86 B
69-80	C		
55-68	D	66 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