

KEATES

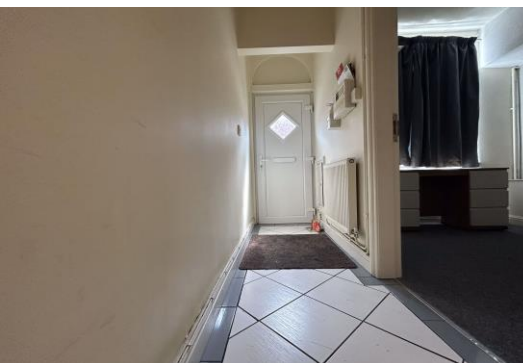
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Student rental investment, four bedroom property
- Potential rental income £95 per room, including bills
- Situated close to Staff University
- Gas central heated and double glazed
- Ask an advisor to book your viewing



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

**Offers in Excess of
£150,000**

Description

Situated in the heart of Shelton close to Staffordshire University this four bedroom terrace property would suit student rental investment. The property benefits from gas central heating and double glazing and a modern kitchen and bathroom. Accommodation comprises entrance hall, bedroom, living room, kitchen and bathroom at ground floor level with three bedrooms and a washroom to the first floor. At the rear is an enclosed paved yard with pedestrian access.

Ground Floor

Hallway

With tiled floor, PVCu door to front

Bedroom 1 *8' 6" x 11' 6" (2.59m x 3.50m)*

With carpet floor, radiator, Power points.

Living Room *12' 1" x 11' 5" (3.69m x 3.47m)*

With laminate floor, radiator, PowerPoint, built-in cupboard, stairs off

Kitchen *10' 8" x 6' 1" (3.26m x 1.86m)*

Modern fitted kitchen with white wall and base units would affect surfaces over. Part tiled walls and tiled floor. Includes integrated cooker hob and extract hood, PowerPoint, Washer point

Rear hall

With Tiles floor, door to rear

Bathroom *10' 3" x 5' 0" (3.12m x 1.53m)*

Modern fitted bathroom suite in white with WC, pedestal basin, walk-in shower Cubicle with combination shower. Plasticised walls and ceilings. Tile floor. Includes radiator and extractor.

First Floor

Landing

With carpeted floor, stairs off

Bedroom 2 *8' 11" x 11' 5" (2.72m x 3.49m)*

With carpet floor, radiator, PowerPoint

Washroom *5' 7" x 2' 8" (1.70m x .81m)*

With basin and WC in one. Plasticised walls and wood effect floor. Includes extractor fan.

Bedroom 3 *8' 11" x 12' 2" (2.73m x 3.71m)*

With carpeted floor, radiator, PowerPoint

Bedroom 4 *13' 9" x 6' 4" (4.18m x 1.93m)*

With car floor, radiator, PowerPoint

Outside

Enclosed rear yard with pedestrian access.

Furnishings

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

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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)

20, Guildford Street STOKE-ON-TRENT ST4 2EP	Energy rating D	Valid until: 14 December 2026
		Certificate number: 8356-7022-4429-4995-3992

Property type	Mid-terrace house
Total floor area	79 square metres

Rules on letting this property

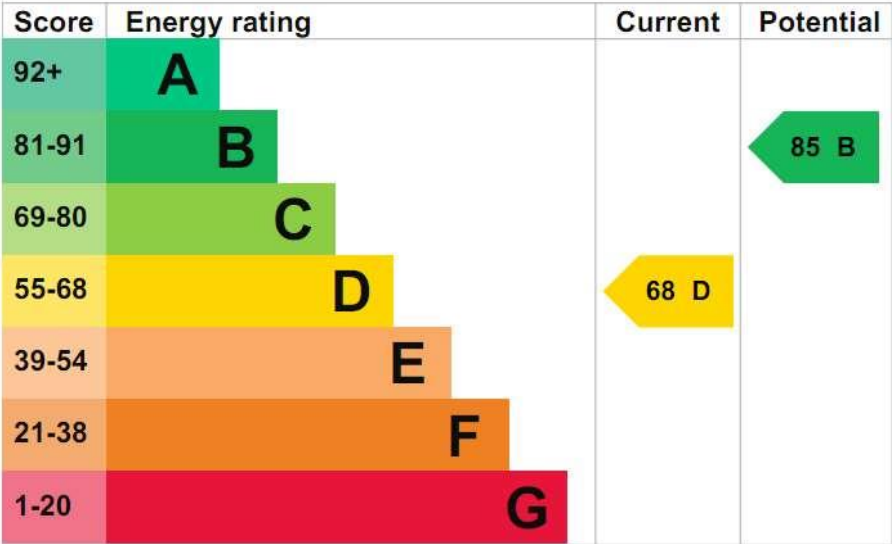
Properties can be let if they have an energy rating from A to E.

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.](#)



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