

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Four bedroom student investment property
- Subject to refurbishment potential rental £90 a room per week inc bills
- In need of internal updating
- Gas central heated and double
- Asking advisor to book your viewing



**100 Boughey Road, Stoke-On-Trent**  
Stoke-On-Trent, ST4 2BB

**Offers in Excess of  
£115,000**

## Description

In need of updating, but ideally situated. This four bedroom student rental investment property benefits from gas central heating and double glazing. Accommodation comprises entrance hall, bedroom, living room, kitchen and bathroom at ground floor level with three bedrooms to the first floor. The frontage is a wall 4 court at the rear is a paved yard with pedestrian access.

## Ground Floor

### Entrance Hall

With carpeted floor, door front.

### Bedroom 1 13' 9" x 7' 6" (4.18m x 2.29m)

With carpeted floor, radiator, power points.

### Living Room 11' 3" x 12' 7" (3.42m x 3.83m)

With carpeted floor, radiator, PowerPoint, hearth built-in cupboard and stairs off.

### Kitchen 11' 7" x 6' 4" (3.54m x 1.93m)

Fitted kitchen with beige wall and base units wood affect surfaces over. Part tiled walls and tiled floor. Includes radiator, PowerPoint, Washer point, cooker point.

### Bathroom 7' 9" x 5' 2" (2.36m x 1.58m)

Fitted bathroom suite in white with WC, pedestal basin, panel bath with mixer shower over. Fully tiled walls and vinyl floor. Includes radiator, extractor fan, built-in cupboard.

## First Floor

### Landing

With carpeted floor, stairs off.

### Bedroom 2 8' 7" x 11' 3" (2.62m x 3.42m)

With carpeted floor, radiator, PowerPoint, built-in shelving

### Bedroom 3 18' 8" x 6' 6" (5.69m x 1.99m)

With carpet floor, radiator, PowerPoint

### Bedroom 4 12' 6" x 6' 0" (3.81m x 1.83m)

With carpeted floor, radiator, PowerPoint, built-in shelving and desk.

## Outside

To the frontage is a walled forecourt at the rear paved yard with pedestrian access.

## 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)

100 BOUGHEY ROAD STOKE-ON-TRENT ST4 2BB	Energy rating <b>C</b>	Valid until: <b>4 August 2031</b>
		Certificate number: <b>0010-2505-2483-2509-4591</b>

Property type	Mid-terrace house
Total floor area	73 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>87 B</b>
69-80	<b>C</b>	<b>70 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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