

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two Bedroom Terrace
- Gas Central Heating & Double Glazing
- EPC Band D, Rating 62 Council Tax A
- Close to Stoke Town Centre
- Potential Rental Income £750 pcm
- Please Ask One of Our Advisors For Further Details



14 Neville Street, Oakhill
Stoke-On-Trent, ST4 5BW

£125,000

Description

A modern two bedroom terrace property situated in the popular suburb of Oak Hill. Property benefits from gas central heating and double glazing. Accommodation comprises dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. The frontage is a wall for court at the rear has enclosed a yard with pedestrian access. Potential rental income £750 per calendar month.

Ground Floor

Dining Room 11' 8" x 11' 2" (3.56m x 3.41m)

With laminate floor, radiator, power points, aerial point, feature fireplace.

Living Room 11' 7" x 12' 11" (3.53m x 3.94m)

With laminate floor, radiator, Power Point, feature fireplace, built-in cupboard. Stairs off.

Kitchen 6' 11" x 12' 8" (2.1m x 3.86m)

Fitted kitchen with cream wall and base units wood effect surfaces over with inset Belfast style sink. Part tiled walls and tiled floor. Includes Power Point, cooker point, washer point.

Rear Hall

With tile floor, built-in cupboard. PVC back door.

Bathroom 6' 11" x 9' 0" (2.1m x 2.75m)

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

First Floor

Landing

With carpeted flooring, and stairs off to ground floor.

Bedroom 1 12' 0" x 11' 8" (3.66m x 3.55m)

With pvcu double glazed window to front aspect, radiator, power points, and carpeted flooring.

Bedroom 2 11' 8" x 12' 5" (3.55m x 3.78m)

With pvcu double glazed window to rear aspect, built-in cupboard, radiator, power points, and carpeted flooring.

Outside

Forecourt to the front and a paved rear yard with pedestrian access.

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)

14 Neville Street
STOKE-ON-TRENT
ST4 5BW

Energy rating

D

Valid until: **23 January 2034**

Certificate number: **0320-2037-7390-2124-1471**

Property type Mid-terrace house

Total floor area 75 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).