

# KEATES

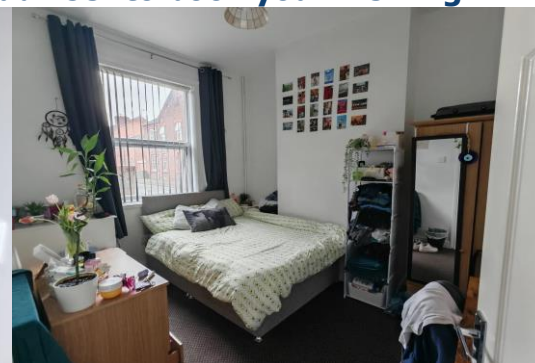
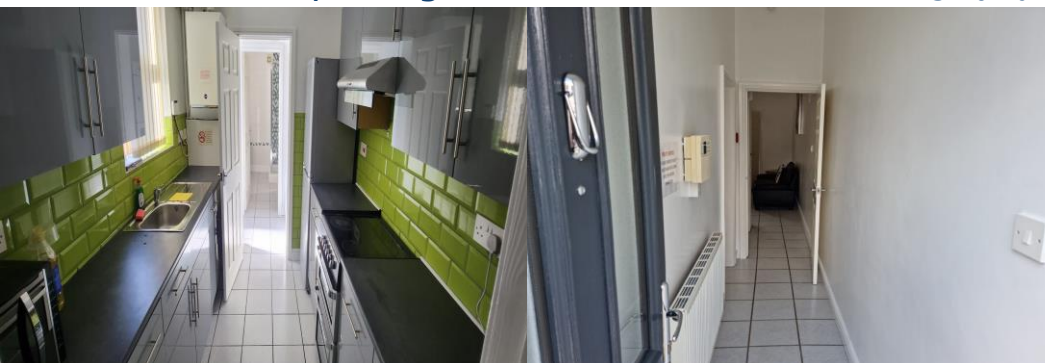
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Modernised Four Bed Student Investment
- Double Glazed, Central Heated
- EPC Band D, Rating 58. Council Tax A
- Close to University & Train Station
- Current income till 1/7/2026 £390-406 per week inc bills
- Ask and adviser to book your viewing



**116 Ashford Street, Stoke-On-Trent**  
Stoke-On-Trent, ST4 2EN

**£159,950**

## Description

Currently let till July 2026. Modernised four bedroom terraced property situated in Shelton close to Staffordshire University. The property is gas central heated, double glazed with modern kitchen and bathrooms. Comprises hallway, bedroom, living room, kitchen and bathroom at ground floor level with three bedrooms to the first floor. At the rear is an enclosed paved yard. Currently let at £390 per week inc bills till summer 2025 and at £406 per week inc bills till July 2026.

## Ground Floor

### Hallway

With tiled floor.

### Bedroom 1

With carpeted floor, radiator, power points.

### Living Room 15' 1" x 12' 6" (4.6m x 3.8m)

With tiled floor, radiator, power points, aerial point and stairs off.

### Kitchen 9' 10" x 7' 10" (3.00m x 2.40m)

Modern fitted kitchen with grey wall and base units granite effect surfaces over. Part tiled walls and tiled floor. Includes cooker and power points.

### Rear Hall

With tiled floor, door to rear. Washer and power points.

### Bathroom 7' 10" x 7' 7" (2.4m x 2.3m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower. Tiled walls and floor.

## First Floor

### Landing

With carpeted floor, stairs off.

### Bedroom 2 14' 1" x 12' 2" (4.3m x 3.7m)

With carpeted floor, radiator and power points.

### Bedroom 3 11' 10" x 11' 2" (3.60m x 3.40m)

With carpeted floor, radiator and power points.

### Bedroom 4 7' 10" x 12' 10" (2.4m x 3.9m)

With carpeted floor, radiator and power points.

## Outside

Enclosed yard with pedestrian access.

## Furniture

Included in the sale subject to level of offer.

## Viewings

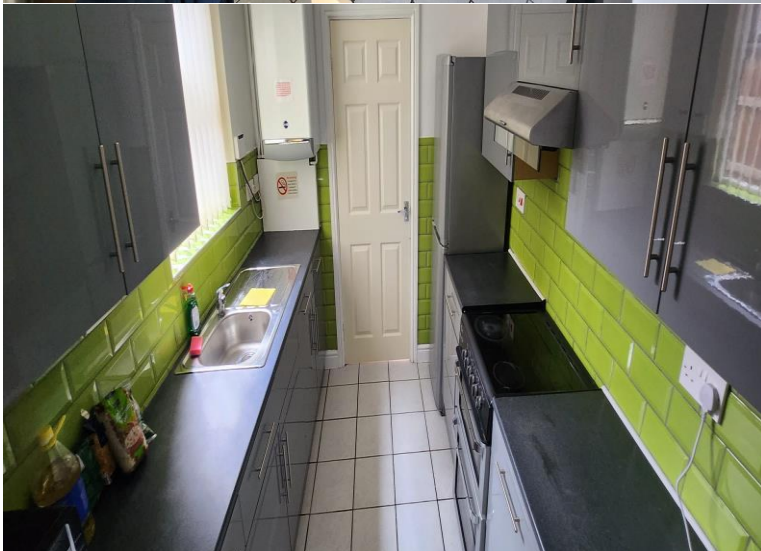
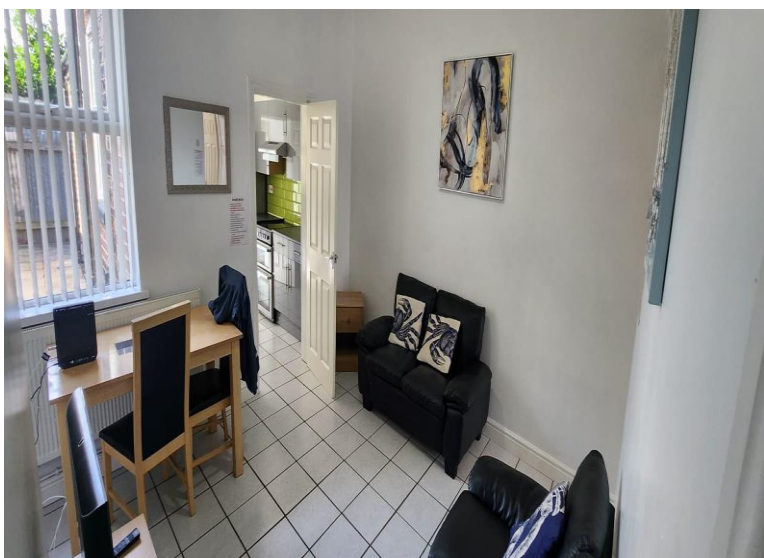
To view this, or any other of our properties, please call **01782 847083**.

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)

116, Fletcher Road STOKE-ON-TRENT ST4 4AJ	Energy rating <b>D</b>	This certificate expired on: <b>8 April 2019</b>  Certificate number: <b>8511-6424-6360-8018-2002</b>
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Total floor area  
75 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 D.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	58   <b>D</b>	68   <b>D</b>
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		