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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **Student Investment Property**
- **Potential rental income £95 per Room per week, including bills**
- **EPC band D Rating 60 7 Council Tax A**
- **Situated close to Staffordshire University**
- **Gas central heated and double glazed**
- **Ask an advisor to book your viewing**



49 Watford Street, Stoke-On-Trent
Stoke-On-Trent, ST4 2EW

£120,000

Description

Situated close to Staffordshire University this three bedroom terrace property benefits from gas central heating and double glazing. This modernised property comprises bedroom, living room, kitchen, WC and bathroom at ground floor level with two bedrooms to the first floor. At the rear is an enclosed paved yard with pedestrian access. Potential rental income £95 per week including bills per Room.

Ground Floor

Bedroom 1 *13' 1" x 11' 5" (3.99m x 3.49m)*

With laminate floor, radiator, Power Point. Currently used as a dining room.

Living Room *11' 6" x 14' 1" (3.50m x 4.30m)*

With laminate floor, radiator, Power Point, built-in cupboard, electrical fire, stairs off.

Kitchen *13' 9" x 6' 5" (4.18m x 1.96m)*

Modern fitted kitchen with oak effect wall and base units granite effect surfaces over. Part tiled walls and vinyl floor. Includes integrated cooker hob and extractor, power points, Washer point, built-in cupboard.

Hall

With vinyl floor, radiator, Power Point, built-in cupboard, Door to rear

Wc *2' 8" x 5' 4" (.81m x 1.63m)*

With WC in white, radiator, vinyl floor

Bathroom *5' 5" x 6' 7" (1.66m x 2.00m)*

Modern fitted bathroom suite in white with pedestal basin, panel bath with combination shower and screen over. Tiled walls and vinyl floor. Includes radiator and extractor Fan.

First Floor

Bedroom 2 *13' 7" x 11' 1" (4.15m x 3.39m)*

With carpeted floor, radiator, Power Point, feature hearth.

Bedroom 3 *13' 7" x 11' 6" (4.13m x 3.50m)*

With carpeted floor, radiator, Power Point, feature hearth built-in cupboard

Outside

At the rear is an enclosed paved yard with pedestrian access and brick built store.

Furniture

Included in the sales 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)

49 Watford Street STOKE-ON-TRENT ST4 2EW	Energy rating	Valid until: 25 August 2034
	D	Certificate number: 0100-8270-0822-0491-3843

Property type Mid-terrace house

Total floor area 78 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		85 B
69-80	C		
55-68	D	67 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