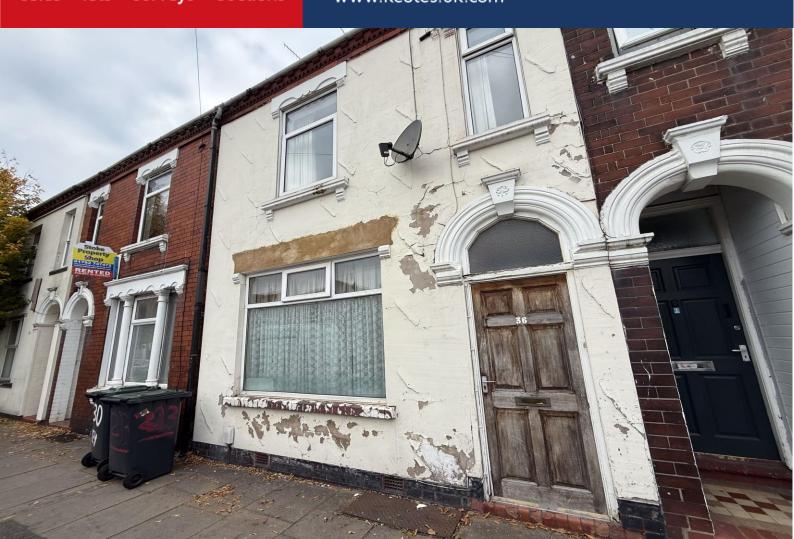
# KEATES sales · lets · surveys · auctions

84 Church Street Stoke-on-Trent ST4 1BS

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- Six Bedroom Terraced House
- Requires Internal Updating
- EPC Band C Rating 70 Council Tax A
- Close to Staffordshire University
- Potential Income when refurbished £100 pw per room inc bills
- Ask an adviser to book your viewing



**36 Boughey Road, Stoke-On-Trent** Stoke-On-Trent, ST4 2BQ £190,000

#### **Description**

A large six bedroomed investment opportunity situated close to Staffordshire University that requires internal updating. The property benefits from gas central heating and double glazing throughout. Accommodation comprises entrance hall, bedroom, living room, kitchen, shower room, WC and bathroom at ground floor level with five bedrooms to the first floor. At the rear is an enclosed yard with pedestrian access. Subject to refurbishment a potential rental income of £100 a week per room including utility bills.

#### **Ground Floor**

#### **Entrance Porch**

With tiled floor, door to front.

#### **Hallway**

With a Minton tiled floor, stairs off.

**Bedroom 1** 12' 4" x 11' 7" (3.75m x 3.52m) With carpeted floor, radiator, Power Point.

**Living Room** 118' 1" x 13' 1" (36m x 3.99m) With carpeted floor, radiator, Power Point, feature hearth built in cupboard with access to cellar.

**Kitchen** 11' 11" x 9' 7" (3.62m x 2.91m)

Fitted kitchen with white wall and base units marble effect surfaces over. Tiled floor and part tiled walls. Includes cooker point, Power Point, Washer point.

#### **Rear Hall**

With tile floor, door to rear, built-in airing cupboard.

**WC** 7' 0" x 2' 9" (2.13m x .85m)

With part tiled walls and tiled floor. Includes wash basin and WC.

**Shower Room** 3' 1" x 5' 9" (.95m x 1.75m)

Fully tiled walls and fully tiled floor. Polycarbonate ceiling, shower cubicle with combination shower. Includes radiator and extractor fan.

**Bathroom** 7' 9" x 5' 5" (2.37m x 1.66m)

Fitting bathroom suite in white with WC, Pedestal basin, panel bath . Includes radiator and extractor fan.

#### **First Floor**

#### Landing

With carpeted floor, built-in cupboard.

**Bedroom 2** 9' 4" x 7' 7" (2.84m x 2.32m) With carpeted floor, radiator, power points.

**Bedroom 3** 823' 6" x 11' 6" (251m x 3.51m) With carpeted floor, radiator, power points.

**Bedroom 4** 10' 0" x 13' 1" (3.06m x 4.00m) With carpeted floor, radiator, power points.

**Bedroom 5** 7' 5" x 11' 7" (2.25m x 3.53m) With carpeted floor, radiator, power points.

**Bedroom 6** 14' 4" x 8' 0" (4.36m x 2.43m) Maximum measurement

With carpeted floor, radiator, power points.

#### **Outside**

At the rear is an enclosed yard with pedestrian access.

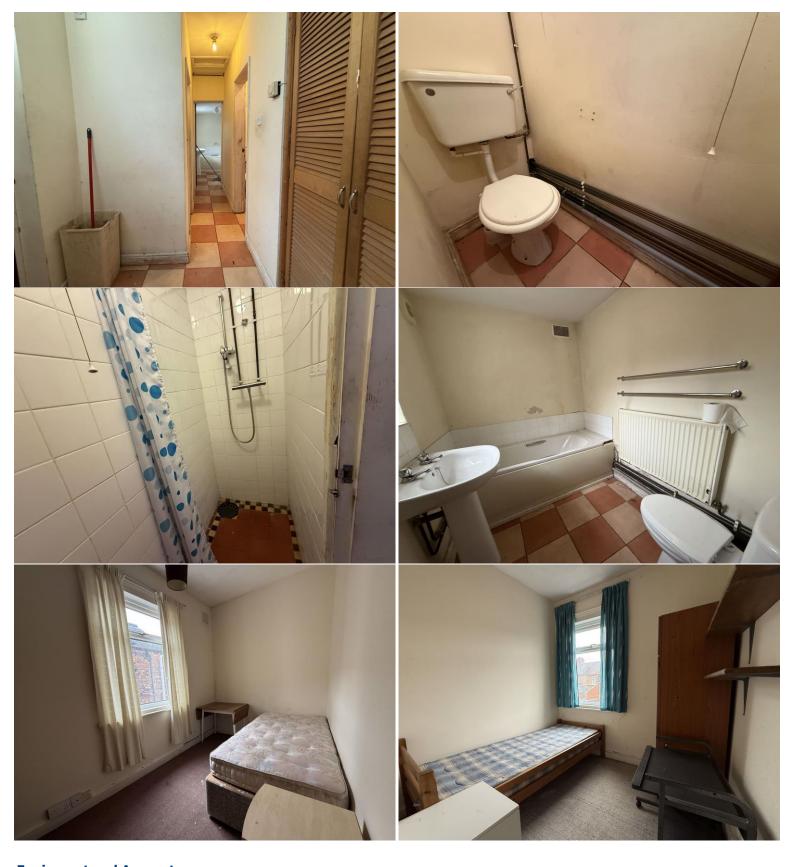
#### **Viewings**

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

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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. Ulike a mortage 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, 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 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 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 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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Find an energy certificate (/)

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# **Energy performance certificate** (EPC)

36 Boughey Road **Energy rating** Valid until: 24 July 2035 STOKE-ON-TRENT ST4 2BQ Certificate 2351-3053-3203-3795-0200 number:

Mid-terrace house Property type

Total floor area 112 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-privaterented-property-minimum-energy-efficiency-standard-landlord-guidance).

# **Energy rating and score**

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.