



- **Large three bedroom Semi-Detached Property**
- **Subject to Reserve Price, Buyers fees apply**
- **In need of internal modernisation, Garage, gardens, parking**
- **Part double glazed & part central heated**
- **For Sale by Modern Auction – T & C's**



**22 Kelvin Avenue, Stoke-On-Trent**  
Stoke-On-Trent, ST1 6BS

**£120,000**

## Description

For sale by Modern Method of Auction: Starting Bid Price £120,000 plus Reservation FeesA Three bedroom Semi Detached property in need of internal modernisation. The property benefits from majority double glazing and part central heating but requires internal updating. Accommodation comprises porch, entrance hall, dining room, living room, kitchen and WC at ground floor level with three bedrooms and a family bathroom to the first floor. To the frontage is a driveway suitable for parking one car . At the rear is a lawn garden, patio seating area and garage which is accessed of a shared driveway. This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd".

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact "Keates" or visit: [keates.iam-sold.co.uk](http://keates.iam-sold.co.uk)

## Ground Floor

### Entrance Porch

With Quarry tiled floor, PVCu door to front.

### Hallway

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

### Dining Room 11' 11" x 12' 5" (3.64m x 3.79m)

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

### Living Room 11' 9" x 12' 6" (3.59m x 3.80m)

With carpeted floor, feature hearth, Power Point.

### Kitchen 11' 1" x 6' 0" (3.37m x 1.84m)

Fitted kitchen with white wall and base units blue surfaces over. Majority tiled walls and tiled floor. Includes cooker point, Power Point, washer point.

### Rear Hall

With tiled floor, tiled walls, door to rear.

### WC 3' 10" x 4' 2" (1.18m x 1.28m)

With tiled walls, tiled floor, WC in blue.

### Rear Porch

With tiled floor, door to rear.

## First Floor

### Landing

With carpeted floor, stairs off, feature window to side.

### Bedroom 1 9' 11" x 12' 8" (3.01m x 3.86m)

With carpeted floor, Power Point, built in wardrobes.

### Bedroom 2 7' 7" x 6' 2" (2.30m x 1.88m)

With carpeted floor, Power Point, radiator, built-in cupboard.

### Bathroom 8' 10" x 6' 2" (2.68m x 1.88m)

Fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower over. Fully tiled walls and tile effect floor. Includes radiator and built-in storage cupboard.

### Outside

To the frontage is a driveway suitable for parking one car . At the rear is a lawn garden, patio seating area and garage which is accessed of a shared driveway.

### Garage 9' 9" x 18' 4" (2.97m x 5.58m)

With concrete floor, roller shutter door, electrical power and lighting.

### Relevant Information

We are acting on behalf of the executor in the estate of the deceased. The grant of probate has taken place but we do advise that the executors may not be able to answer some standard legal enquiries that an owner occupier would. The property has a partial heating system which is coal fired.



#### 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.

sales • lets • surveys • auctions



[www.keates.uk.com](http://www.keates.uk.com)



## 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, 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.

### 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.

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.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

sales • lets • surveys • auctions

[Find an energy certificate \(/\)](#)English | [Cymraeg](#)

# Energy performance certificate (EPC)

|   |                           |  |  |
|---|---------------------------|--|--|
| 22 Kelvin Avenue<br>STOKE-ON-TRENT<br>ST1 6BS | Energy rating<br><b>F</b> | Valid until:<br><b>28 August 2035</b>                  |  |
|   |                           | Certificate number:<br><b>3335-9428-2500-0175-3206</b> |  |

**Property type** Semi-detached house

**Total floor area** 84 square metres

## Rules on letting this property

### **! You may not be able to let this property**

This property has an energy rating of F. 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>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

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

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