



ESTATE AGENTS

... the key to a successful move



Campbell Road, Stoke, Stoke-On-Trent, ST4 4EN

**Offers in the
region of £95,000**

* EXCELLENT INVESTOR/LANDLORD OPPORTUNITY

* TENANT IN SITU - £495PCM

* WITHIN WALKING DISTANCE OF STOKE TOWN CENTRE

* GOOD COMMUTING LINKS

* CLOSE TO LOCAL HOSPITAL AND UNIVERSITY

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Excellent opportunity for an investor/landlord a tenanted two Bedroom Victorian Town House, this spacious property has two good size reception rooms and two good size bedrooms, spacious kitchen, rear porch, bathroom and to the first floor two bedrooms The property benefits from gas central heating and double glazing, externally there is a forecourted frontage and paved rear yard. The property is situated in a popular residential location, offering excellent access to local amenities, schools/university, hospital, transport and commuter networks.

GROUND FLOOR

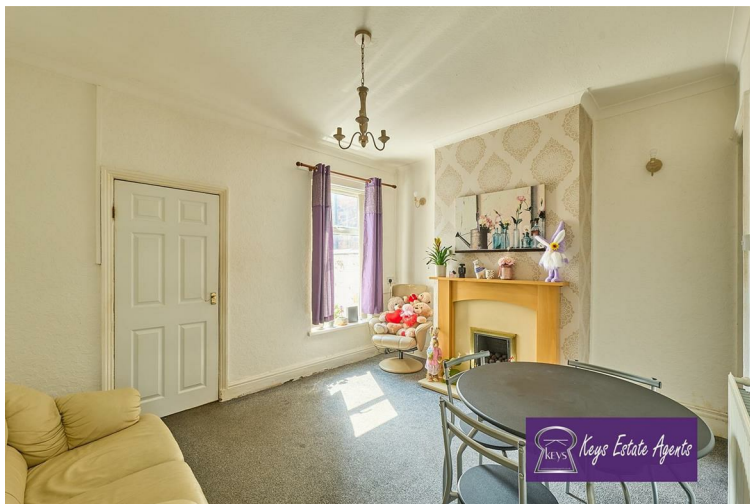
FRONT RECEPTION 13'9" x 9'6" (4.2m x 2.9m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed bay window



REAR RECEPTION 13'1" x 11'1" (4m x 3.4m)

Feature fire surround housing a living flame gas fire, coving to the ceiling, radiator, ceiling light point, uPVC double glazed window



KITCHEN 11'1" x 7'2" (3.4m x 2.2m)

Fitted with a range of wall and base units with co-ordinating worktops and matching splashback, built in oven, hob and extractor, sink and drainer with mixer tap. Recessed lighting, radiator, uPVC double glazed window, door to rear porch with uPVC exterior door to outside



BATHROOM 7'10" x 6'6" (2.4m x 2m)

Fitted with a three piece white bathroom suite, comprises: Panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Recessed lighting, radiator, uPVC double glazed window



FIRST FLOOR

FRONT BEDROOM 13'1" x 11'1" (4m x 3.4m)

Ceiling light point, radiator, uPVC double glazed window



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REAR BEDROOM 13'1" x 11'5" (4m x 3.5m)

Ceiling light point, radiator, uPVC double glazed window



to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

OUTSIDE

Fore-courted frontage, paved rear yard



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

Services
We believe all are available.

Tenure


Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Campbell Road, Stoke FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required