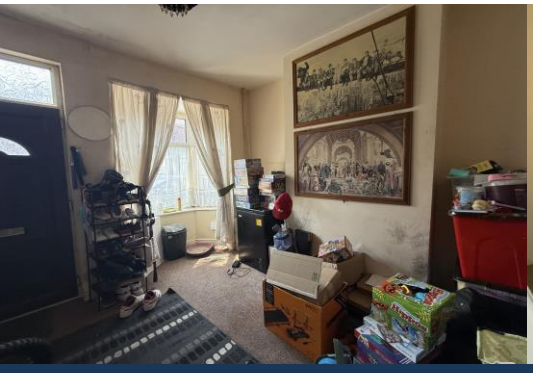
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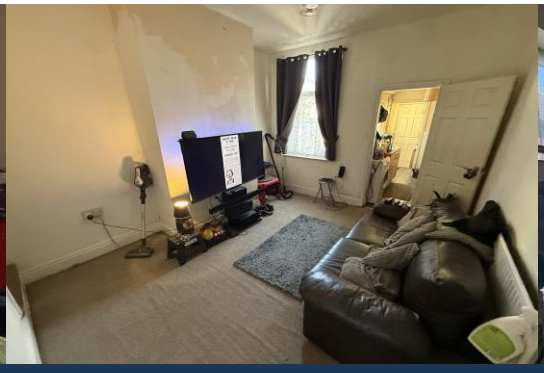
84 Church Street
Stoke-on-Trent
ST4 1BS

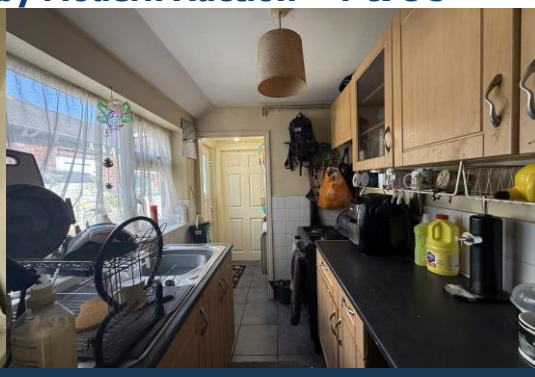
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- **Two bedroom terrace property**
- **Gas central heated and double glazed**
- **Epc band C Rating 69, Council Tax A**
- **Subject to Reserve Price, Buyers fees apply**
- **In need of internal updating**
- **For Sale by Modern Auction – T & C's**







21 Campbell Road, Stoke-On-Trent

Stoke-On-Trent, ST4 4EA

Auction Guide
Price £63,000

Description
IDEAL INVESTMENT . For sale by Modern Method of Auction: Starting Bid Price £68,000 plus Reservation Fees. A two bedroom terraced property situated in Stoke close to the town centre. The property is in need of internal updating but benefits from gas central heating and double glazing. Accommodation comprises dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. At the rear is an enclosed paved yard with pedestrian access. 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

Ground Floor

Dining Room *11' 5" x 10' 5" (3.48m x 3.17m)*
With carpeted floor, radiator, Power Point. Bay window to front.

Living Room *12' 4" x 10' 6" (3.77m x 3.20m)*
With carpeted floor, radiator, power points, built-in cupboard, stairs off.

Kitchen *9' 5" x 5' 7" (2.86m x 1.71m)*
Fitted kitchen with pale wood wall in base units granite effect surfaces over. Part tiled walls and tiled floor. Includes cooker point, Washer point and Power Points.

Bathroom *524' 11" x 5' 6" (160m x 1.68m)*
Fitted bathroom suite in white with WC, pedestal basin, shower cubicle. Fully tiled walls and fully tiled floor. Include radiator.

First Floor

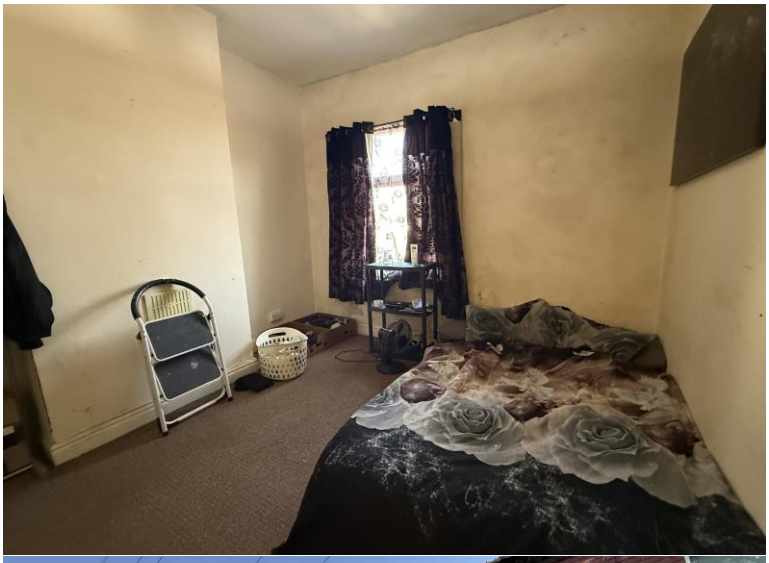
Bedroom 1 *10' 5" x 12' 0" (3.18m x 3.65m)*
With carpeted floor, radiator, Power Point.

Bedroom 2 *13' 2" x 10' 6" (4.01m x 3.19m)*
With carpeted floor, radiator, Power Point

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

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





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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Stoke-on-Trent
ST4 1BS

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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.

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

Hulme Associates Ltd t/a Keates. Registered Office: DPC House, Vernon Road, Stoke-on-Trent, ST4 2QY Company No. 4918162

Energy performance certificate (EPC)

21 Campbell Road STOKE-ON-TRENT ST4 4EA	Energy rating **C**	Valid until:	**26 July 2036**
		Certificate number:	**8136-8923-5600-0046-4296**

Property type	Mid-terrace house
Total floor area	63 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).

Energy rating and score

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

See how to improve this property's energy efficiency.