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84 Church Street
Stoke-on-Trent
ST4 1BS

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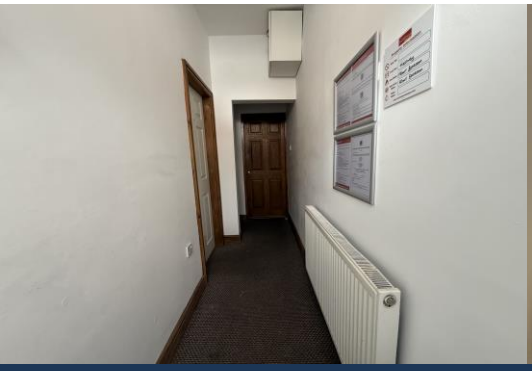
- **Five bed Student investment Property**
- **Close to University**
- **EPC Band C Rating 69 Council Tax A**
- **Modern Kitchen and Bathrooms**
- **Let from the 5/11/26 AT £1100 pcm (bills not included)**
- **Ask an adviser to book your viewing**



40 Seaford Street, Stoke-On-Trent

Stoke-On-Trent, ST4 2EU

£185,000

Description

A fully modernised five bedroom student HMO investment property situated close to the university of Staffordshire. This modern property benefits from gas central heating, double glazing, modern kitchen and bathrooms. Accommodation comprises hallway, bedroom, living room, kitchen and bathroom at ground floor level with two bedrooms and a further bathroom to the first floor. On the second floor are two bedrooms. At the rear is an enclosed paved yard with pedestrian access. Let for £1100 pcm bills not included.

Ground Floor

Hallway

with carpeted floor, radiator, Power Point, stairs off.

Bedroom 1 *8' 6" x 11' 1" (2.58m x 3.38m)*
With carpeted floor, radiator, Power Point.

Living Room *11' 7" x 11' 10" (3.53m x 3.61m)*
With laminate floor, radiator, Power Point.

Kitchen *16' 2" x 6' 2" (4.92m x 1.87m)*
Modern fitted kitchen with cream wall and base units granite effect surfaces over. Part tiled walls and wood effect floor. Includes integrated cooker, Washer point, Power Point, door to rear.

Bathroom *6' 4" x 6' 1" (1.93m x 1.85m)*
Modern fitted bathroom suite and white with WC, pedestal basin, enclosed shower cubicle with combination shower. Plasticised walls and tiled floor. Includes radiator and extractor fan.

First Floor

Landing

With carpeted floor, stairs off.

Bedroom 2 *9' 3" x 13' 5" (2.81m x 4.10m)*
With carpeted floor, radiator, Power Point.

Bathroom *8' 2" x 3' 10" (2.49m x 1.16m)*
Modern and fitted bathroom suite and white with WC, pedestal basin, enclosed shower cubicle with electric shower. Plastic sheeting to walls and ceiling. Wood effect floor. Includes radiator and heated towel rail.

Bedroom 3 *9' 9" x 11' 2" (2.96m x 3.41m)*
With carpeted floor, radiator, Power Point.

Second Floor

Bedroom 4 *10' 2" x 13' 4" (3.11m x 4.07m)*
With carpeted floor, radiator, Power Point, built-in storage.

Bedroom 5 *9' 6" x 12' 6" (2.89m x 3.81m)*
With carpeted floor, radiator, PowerPoint.

Outside

At the rear is enclosed yard with pedestrian access.

Furnishings

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. 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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Energy performance certificate (EPC)

40, Seaford Street STOKE-ON-TRENT ST4 2EU	Energy rating C	Valid until:	**13 March 2027**
		Certificate number:	**8183-7327-2450-9867-2992**

Property type	Mid-terrace house
Total floor area	103 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.