



- **Majority Furnished Three Bedroom Terrace**
- **Gas Central Heating & Double Glazing**
- **EPC Band E, Rating 45 Council Tax A**
- **Subject to Reserve Price, Buyers fees apply**
- **For Sale by Modern Auction – T & C's apply**



**43 Shelton Old Road, Stoke  
Stoke-On-Trent, ST4 7RX**

**Auction Guide  
Price £65,000**

## Description

For sale by Modern Method of Auction: Starting Bid Price £70,000 plus Reservation Fees. A three bedroom terraced house in need updating that may suit use as a HMO. The property is fully gas central heated, with uPVC double-glazing and comprises two reception rooms, fitted kitchen and bathroom at ground floor level, with three bedrooms to the first floor, and a yard to the rear of the property. 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

**Front Reception Room** 11' 0" x 11' 5" (3.35m x 3.48m)

With radiator, power points and carpeted flooring.

**Rear Reception Room** 15' 8" x 11' 6" (4.77m x 3.51m)

With laminate floor, radiator, Power Point, built-in cupboard, fireplace, stairs off.

**Kitchen** 12' 6" x 643' 1" (3.80m x 196m)

Fitted kitchen with white wall and base units marble effect surfaces over. Part tiled walls and tiled floor. Includes cooker point, Power Point, Washer point, door to rear.

## Utility Room

With power points, washer point, and tiled flooring.

**Bathroom** 9' 3" x 4' 9" (2.83m x 1.44m)

Fitted bathroom suite in peach comprising corner bath with shower over, WC and basin. Part tiled walls and tile effect floor. Includes radiator and extractor fan.

## First Floor

### Landing

With carpeted floor, stairs off.

**Bedroom 1** 10' 11" x 11' 6" (3.32m x 3.51m)

With carpeted floor, radiator, Power Point.

**Bedroom 2** 8' 10" x 15' 5" (2.69m x 4.71m) max to alcove

With carpeted floor, radiator, Power Point.

**Bedroom 3** 17' 9" x 5' 11" (5.41m x 1.81m) Max

With carpeted floor, radiator, PowerPoint

## Outside

At the rear is a paved 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



#### **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. 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

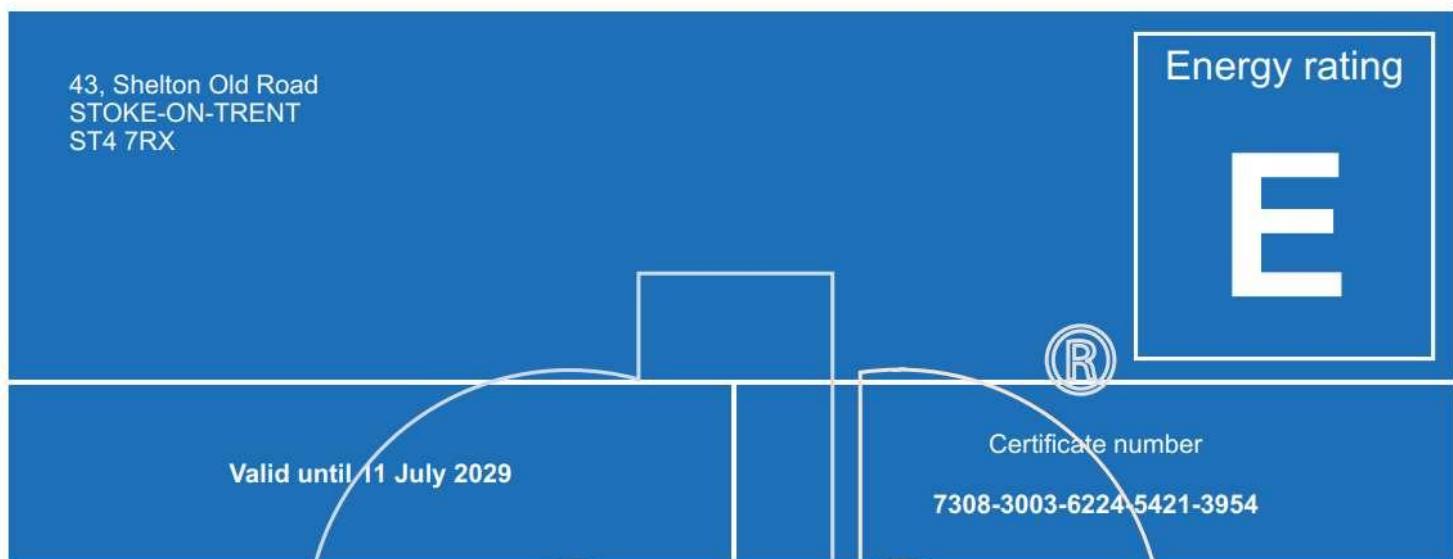
Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

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**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)



## Property type

Mid-terrace house

## Total floor area

75 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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>).

## Energy efficiency rating for this property

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

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