

# KEATES

sales • lets • surveys • auctions

84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Modernised Two Bedroom Terraced House**
- **Parkland at the end of the Street**
- **Energy Performance Band D, Rating 62**
- **Gas Central Heating, Double Glazing**
- **Currently rented for £595 pcm with scope to improve**
- **Please Ask One of Our Advisors For**



**32 Best Street, Fenton**  
Stoke-On-Trent, ST4 3JR

**£95,000**

## Description

Modernised two bedroomed home to rent in Fenton. This modernised property is gas central heated and double glazed, with living accommodation comprising two reception rooms, kitchen and bathroom at ground floor level, with two bedrooms to the first floor. Outside there is a paved yard with pedestrian access to the rear of the property. Situated within easy reach of the A500 and A50 with Parkland at the end of the street. The property is sold with sitting tenants passing rental of £595 pcm inc bills.

## Ground Floor

**Front Reception Room** 11' 2" x 11' 2" (3.40m x 3.40m) max.

With pvcu double glazed window to front aspect, radiator, power points, aerial point, telephone point, and wood laminate flooring.

**Rear Reception Room** 15' 0" x 11' 5" (4.57m x 3.48m) max.

With pvcu double glazed window to rear aspect, under-stairs storage, radiator, power points, aerial point, telephone point, and carpeted flooring.

**Kitchen** 11' 4" x 5' 5" (3.45m x 1.65m)

Fitted kitchen with cream units, wood-effect worktops, and sink and drainer unit. Also with pvcu double glazed window to side aspect, extractor hood, radiator, power points, cooker point, washer point, part-tiled walls, and vinyl flooring.

**Rear Lobby** 2' 5" x 4' 6" (0.74m x 1.37m)

With pvcu half-glazed rear entrance door, power points, and tiled flooring.

**Bathroom** 5' 6" x 6' 4" (1.68m x 1.93m)

White bathroom suite comprising W.C., pedestal washbasin, and panelled bath with shower over. Also with pvcu double glazed window to side aspect, radiator, tiled walls, and tiled flooring.

## First Floor

**Front Bedroom** 11' 3" x 11' 4" (3.43m x 3.45m) max.

With pvcu double glazed window to front aspect, radiator, power points, aerial point, and carpeted flooring.

**Rear Bedroom** 11' 4" x 11' 4" (3.45m x 3.45m) max.

With pvcu double glazed window to rear aspect, radiator, power points, and carpeted flooring.

## Outside

Paved rear yard with pedestrian access.

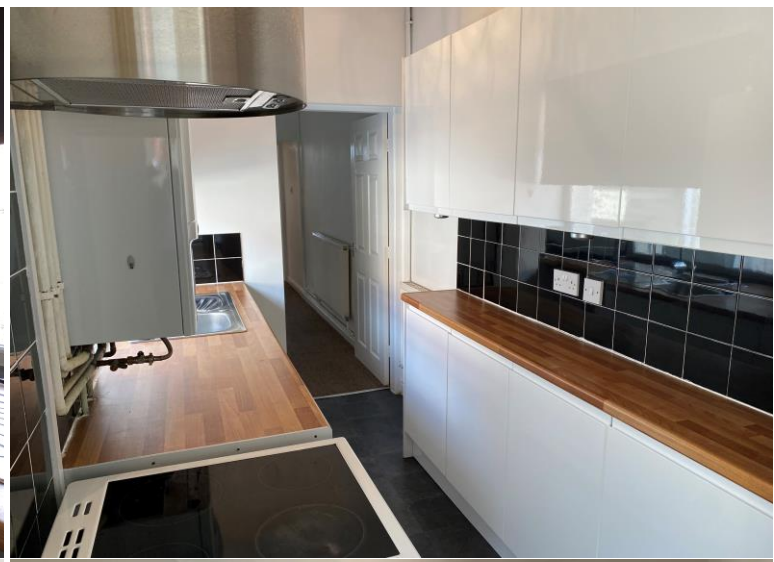
## Viewings

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

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.

sales • lets • surveys • auctions



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



# KEATES

sales • lets • surveys • auctions

84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
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.

### 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**

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.

32, Best Street, STOKE-ON-TRENT, ST4 3JR

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 11 April 2017  
**Date of certificate:** 11 April 2017

**Reference number:** 0939-2809-7845-9993-7095  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 66 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

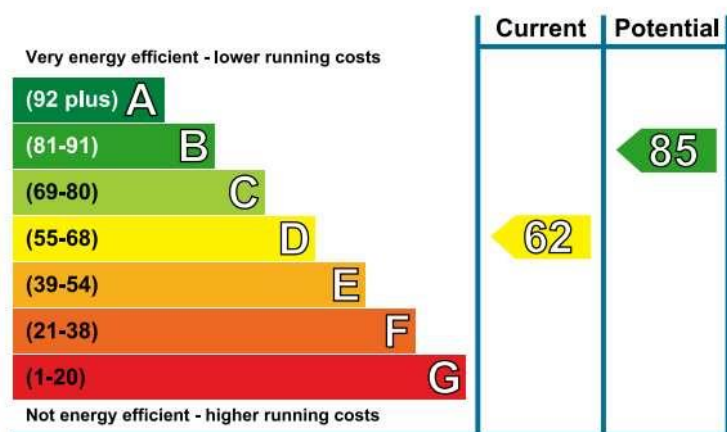
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,430</b>
<b>Over 3 years you could save</b>	<b>£ 756</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 153 over 3 years	
Heating	£ 1,908 over 3 years	£ 1,362 over 3 years	
Hot Water	£ 249 over 3 years	£ 159 over 3 years	
<b>Totals</b>	<b>£ 2,430</b>	<b>£ 1,674</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 138	
2 Internal or external wall insulation	£4,000 - £14,000	£ 423	
3 Low energy lighting for all fixed outlets	£35	£ 105	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.