

# KEATES

sales • lets • surveys • auctions

84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
[www.keates.uk.com](http://www.keates.uk.com)



- Large Two Bed End of Terrace
- Central Heated and Double Glazed
- Potential to convert to larger HMO
- Modernised
- EPC Band D Rating 67, Council Tax A
- Ask an adviser to book your viewing



**31 Boughey Road, Stoke-On-Trent**  
Stoke-On-Trent, ST4 2BN

**£140,000**

## Description

A fully modernised potential student investment close to the university of Staffordshire. The property benefit benefits from gas central heating and double glazing throughout, modern kitchen and bathroom. Accommodation comprises hallway, living room, dining room, kitchen and utility at ground floor level with two large bedrooms and a family bathroom to the first floor. At the rear is enclosed paved yard with pedestrian access. May suit student investment property.

## Ground Floor

### Hallway

With carpeted floor, built-in cupboard with access to cellar , PVCU Door to front.

### Living Room 12' 7" x 11' 3" (3.83m x 3.42m)

With carpeted floor, radiator, Power Point, feature hearth with inset fire.

### Dining Room 14' 0" x 12' 7" (4.26m x 3.83m)

With carpeted floor, radiator, Power points, stairs off.

### Kitchen 11' 7" x 7' 5" (3.52m x 2.27m)

Modern fitted kitchen with grey and white wall and base units, marble effect surfaces over. Splashback to walls and vinyl floor. Includes radiator, integrated cooker hob and extractor hood, Power Points. Door to rear.

### Utility room 4' 6" x 6' 3" (1.38m x 1.90m)

With a vinyl floor, marble worktop, Power Point, Washer point, extractor fan.

## First Floor

### Landing

With carpeted floor, Power Point, stairs off.

### Bedroom 1 15' 2" x 10' 4" (4.63m x 3.15m)

With carpeted floor, radiator, Power Point.

### Bedroom 2 11' 7" x 11' 1" (3.53m x 3.37m)

With carpeted floor, radiator, Power Point and built in cupboard.

### Bathroom 10' 6" x 6' 7" (3.21m x 2.01m)

Modern fitted bathroom suite in white with basin set in vanity unit, WC, large enclosed shower cubicle with electric shower. Fully tiled walls and vinyl floor. Includes extractor fan, heated chrome towel radiator, airing cupboard.

## Outside

At the rear is enclosed paved yard with rear 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)



## 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.

# Energy performance certificate (EPC)

|                                                         |                           |                     |                          |
|---------------------------------------------------------|---------------------------|---------------------|--------------------------|
| 31 BOUGHEY ROAD<br>SHELTON<br>STOKE-ON-TRENT<br>ST4 2BN | Energy rating<br><b>D</b> | Valid until:        | 10 January 2031          |
|                                                         |                           | Certificate number: | 0320-2728-4090-2009-3305 |

|                  |                   |
|------------------|-------------------|
| Property type    | End-terrace house |
| Total floor area | 80 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be B.

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