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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two Bedroom Semi Detached Bungalow
- Central Heated and Double Glazed
- EPC Awaited Council Tax B
- In need of internal updating
- Parking, Garage and Gardens
- Ask an adviser to book your viewing



13 New Avenue, Draycott
Stoke-On-Trent, ST11 9AD

Offers in Excess of
£180,000

Description

A two bedroom semi-detached bungalow situated in Draycott in need of internal modernisation. The property benefits from gas central heating and double glazing throughout, gardens, garage and parking. Accommodation comprises entrance hall, kitchen, living room, bathroom, bedroom, dining room at ground floor level with a further bedroom to the first floor. To the frontage is a paved driveway and lawn at the rear is a lawn garden patio/drive and detached single garage.

Ground Floor

Hallway

With carpeted floor, radiator, Power Point, alarm panel, built-in storage.

Kitchen 8' 11" x 8' 6" (2.72m x 2.59m)

With wood effect wall and base units wood effect surfaces over. Tile effect walls and carpet tile floor. Includes cooker point, Power Point, Washer point, extractor hood.

Living Room 11' 11" x 16' 8" (3.63m x 5.08m)

With carpeted floor, radiator, Power Point, feature hearth, aerial point, bay window to front.

Bathroom 6' 2" x 6' 6" (1.88m x 1.97m)

Fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower over. Fully tiled walls and carpet tile floor. Includes radiator.

Bedroom 1 9' 11" x 8' 11" (3.01m x 2.73m)

With carpeted floor, radiator, Power Point.

Dining Room 12' 10" x 11' 3" (3.92m x 3.43m)

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

First Floor

Bedroom 2 8' 10" x 14' 1" (2.70m x 4.28m)

With carpeted floor, radiator, Power Point, eaves storage.

Garage 11' 9" x 17' 9" (3.59m x 5.40m)

With concrete floor, up and over door, electrical power and lighting with brick built store at the rear of the garage.

Outside

To the frontage is a lawn garden with a side paved driveway suitable for parking three cars leading to a detached brick built garage. At the rear is a lawn garden with planted borders.

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. 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

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Energy performance certificate (EPC)

13 New Avenue Draycott STOKE-ON-TRENT ST11 9AD	Energy rating D	Valid until:	12 October 2035
		Certificate number:	9235-7021-4500-0915-5226

Property type Semi-detached bungalow

Total floor area 66 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 C.

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