

KEATES

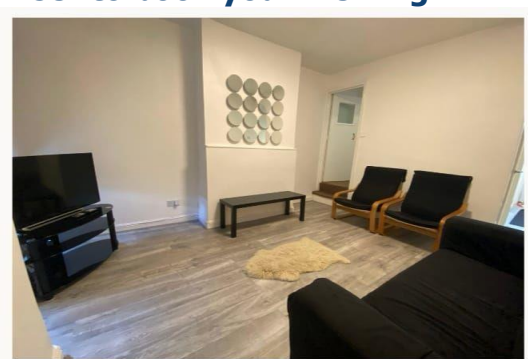
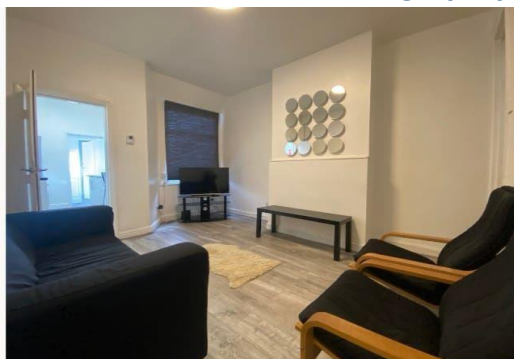
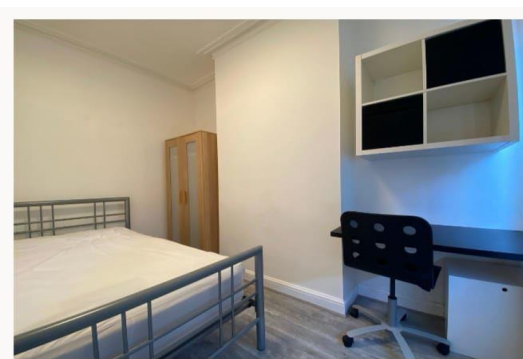
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernised Terraced House Close to Staffs Uni**
- **Gas Central Heated, Double Glazed**
- **Council Tax Band A**
- **Potential Rental £110 per week per room inc bills**
- **EPC Band D, Rating 59**
- **Ask an adviser to book your viewing**



39 Watford Street, Stoke-On-Trent
Stoke-On-Trent, ST4 2EW

£120,000

Description

This fully modernised three bedroom student property is in the heart of Shelton close to Staffordshire University. The property benefits from modern fittings throughout, gas central heating, double glazing and a modern kitchen and bathroom. Accommodation comprises hallway, bedroom, living room, kitchen and a newly fitted bathroom at ground floor level with two double bedrooms to the first floor. To the rear enclosed yard with pedestrian access.

Ground Floor

Hallway

With wood effect flooring and radiator.

Bedroom 1 *9' 1" x 11' 0" (2.77m x 3.36m)*

With modern laminate floor, radiator, Power Point, double bed, wardrobe and built-in feature desk.

Living Room *11' 4" x 14' 2" (3.45m x 4.32m) Max*

With modern laminate flooring, radiator, Power Point, sofa and recliner chairs.

Kitchen *12' 7" x 6' 4" (3.83m x 1.94m)*

Fitted kitchen with modern white wall and base units granite effect surfaces over. Part tiled walls and fully tiled floor. Includes brand new integrated cooker hob and extractor hood, radiator, Power Point, fridge freezer, washing machine.

Bathroom *7' 9" x 6' 0" (2.35m x 1.84m)*

Newly fitted bathroom suite in white with WC set in vanity unit, basin set in vanity unit and enclosed shower cubicle with electric shower. Tiled floor and plasticised sheeting to walls. Includes extractor fan and heated towel radiator .

First Floor

Bedroom 2 *11' 4" x 11' 4" (3.45m x 3.46m)*

With modern furnishings, carpeted floor, radiator, Power Point. Includes double bed, desk, wardrobe, bedside table and shelving unit.

Bedroom 3 *11' 2" x 11' 4" (3.40m x 3.46m)*

With carpeted floor, radiator, Power Point, desk, double bed, chest of drawers and built-in wardrobe.

Outside

To the outside is an enclosed 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.

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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

39, Watford Street, STOKE-ON-TRENT, ST4 2EW

Dwelling type: Mid-terrace house
Date of assessment: 20 March 2019
Date of certificate: 15 April 2019

Reference number: 8461-6327-5790-9700-5926
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 m²

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

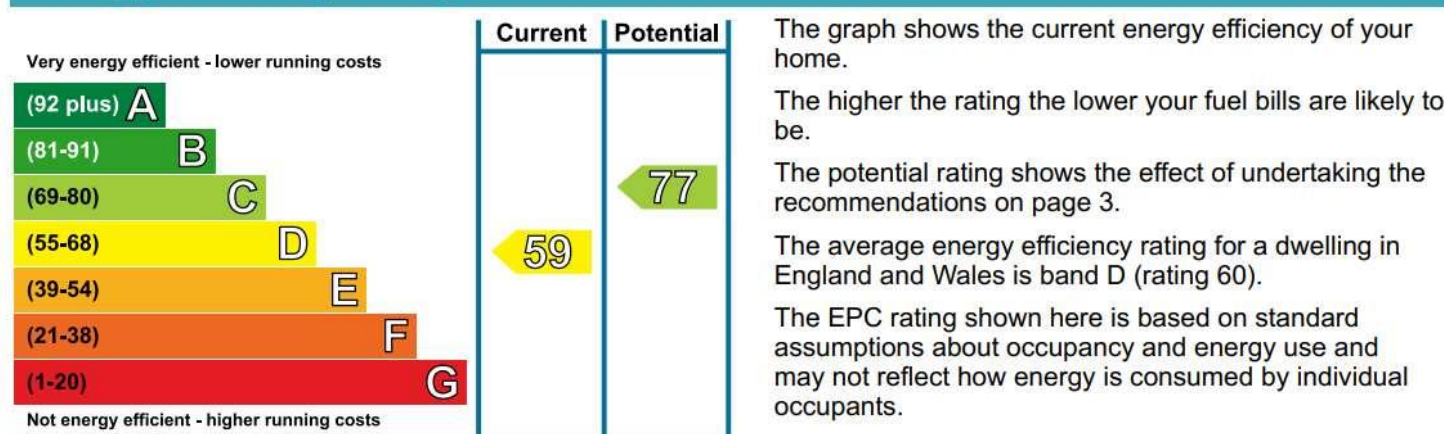
Estimated energy costs of dwelling for 3 years:	£ 2,616
Over 3 years you could save	£ 423

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 162 over 3 years	
Heating	£ 2,073 over 3 years	£ 1,833 over 3 years	
Hot Water	£ 294 over 3 years	£ 198 over 3 years	
Totals	£ 2,616	£ 2,193	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 96
2 Internal or external wall insulation	£4,000 - £14,000	£ 153
3 Low energy lighting for all fixed outlets	£25	£ 78

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.