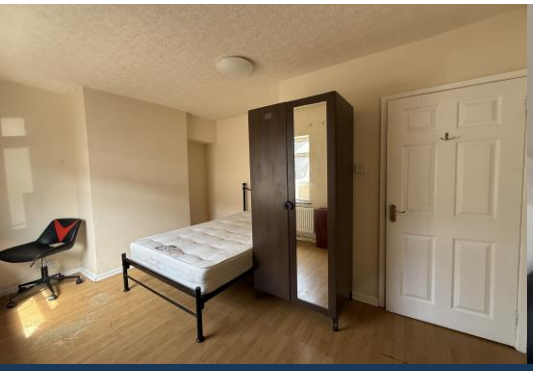
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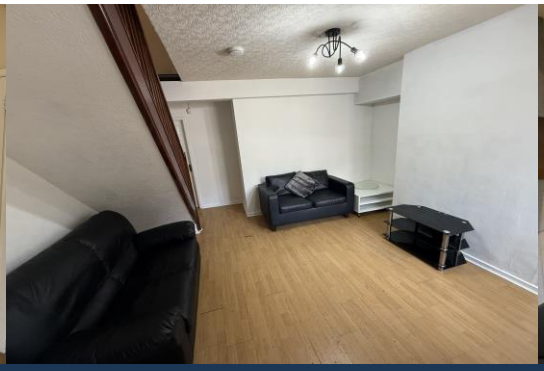
84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Large Three Bed Student Investment Property**
- **Central Heated**
- **EPC Band C Rating 69, Council Tax A**
- **Close to the University of Staffordshire**
- **Double Glazed**
- **ASsk an adviser to book your viewing**







5 Queen Anne Street, Stoke-On-Trent

Stoke-On-Trent, ST4 2EQ

Offers in Excess of £100,000

Description
Ideal student investment. A three bedroom student investment property situated close to Staffordshire University that may suit conversion to a four bedroom property. Accommodation comprises bedroom, living room, kitchen,WC and bathroom at ground floor level with a landing and two large bedrooms to the first floor. To the rear is an enclosed paved yard. The property benefits from gas central heating and double glazing with a potential rental income of £100 per week per room, including Bills

Ground Floor

Side Hallway
With paved floor, pvcu door.

Inner Hall
With carpeted floor, radiator, door to rear .

Living Room *13' 10" x 14' 6" (4.21m x 4.41m)*
With laminate floor, radiator, Power Point, stairs off.

Bedroom 1 *8' 8" x 13' 10" (2.65m x 4.22m)*
With laminate floor, radiator, Power Point.

Kitchen *8' 11" x 8' 7" (2.71m x 2.61m)*
Fitted kitchen with pale Wood wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes Washer point, Power Point, radiator, integrated cooker and hob.

Utility Hall
With tile effect floor, Power Point, Washer point

WC *3' 10" x 5' 0" (1.18m x 1.53m)*
The WC Iin white, part tiled walls, to floor, radiator.

Bathroom *6' 0" x 9' 2" (1.84m x 2.80m)*
Fitted bathroom suite and white with WC, pedestal basin, panel bath combination shower and screen over. Fully tiled walls and tile effect floor. Include extractor fan.

First Floor

Landing
With carpeted floor, radiator, stairs off.

Bedroom 2 *11' 8" x 17' 0" (3.56m x 5.18m)*
With carpeted floor, two radiators, two windows, Power Point, carpeted floor.

Bedroom 3 *10' 7" x 11' 6" (3.23m x 3.51m)*
With carpeted floor, radiator, Power Point.

Outside
At the rear is enclosed paved yard.

Furniture
Included in the sale subject to level of offer.

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. Ulike a mortage 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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