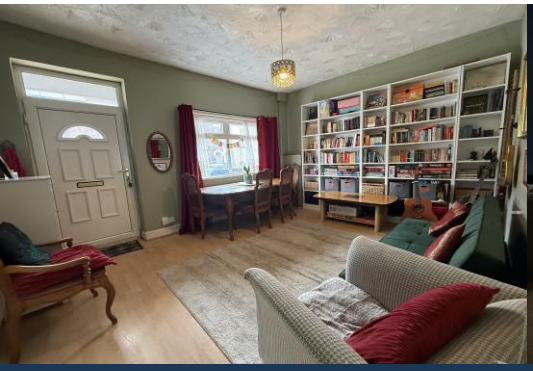
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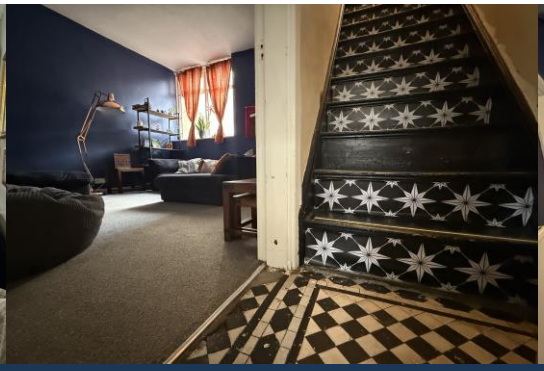
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Stoke-on-Trent
ST4 1BS

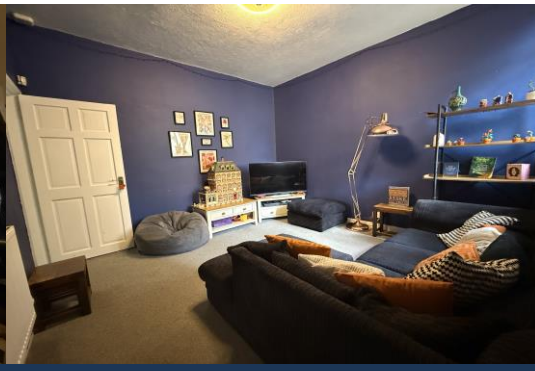
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- **Large Two Bedroom Terraced House**
- **Gas Central Heated, Double Glazed**
- **EPC Band D Rating 59 Council Tax A**
- **Newly fitted first floor bathroom**
- **Potenial Rental Income £750 pcm**
- **Ask an adviser to book your viewing**







106 Campbell Road, Stoke-On-Trent

Stoke-On-Trent, ST4 4DU

Offers in Excess of £110,000

Description

A large two bedroom terraced property with a first floor bathroom. This terraced property benefits from gas central heating and double glazing throughout with a newly fitted bathroom. Accommodation comprises dining room, living room, kitchen/diner and utility room at ground floor level with two large bedrooms and a family bathroom to the first floor. To the frontage is a walled forecourt whilst at the rear is enclosed paved yard with pedestrian access. Suitable for occupation or rental investment with a potential rental income of £750 per month.

Ground Floor

Dining Room *14' 8" x 11' 9" (4.47m x 3.58m)*
With laminate floor, radiator, Power Point, door to front.

Living Room *11' 11" x 11' 11" (3.63m x 3.63m)*
With carpeted floor, radiator, Power Point, window to rear.

Kitchen/Diner *18' 2" x 8' 7" (5.54m x 2.61m)*
Fitted the kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Include integrated cooker & hob, Power Point, built-in cupboard and door to rear.

Utility room *5' 1" x 4' 0" (1.55m x 1.21m)*
Fitted worksurface, half tiled walls and tile effect floor. Includes Power Point, Washer point, modern combination boiler.

First Floor

Landing
With wooden floor, radiator, fitted balustrade, built in cupboard, stairs off.

Bedroom 1 *14' 9" x 11' 11" (4.50m x 3.62m)*
With wooden floor, Power Point, two windows to front.

Bedroom 2 *9' 8" x 12' 0" (2.95m x 3.67m)*
With wooden floor, radiator, Power Point.

Family Bathroom *10' 8" x 13' 10" (3.26m x 4.21m)*
A recently fitted modern bathroom with roll top bath, walk-in shower cubicle, basin set vanity unit, WC. Part tiled walls and tiled floor. Includes inset spotlights, extractor fan, heated towel radiator.

Outside

To the frontage is a walled forecourt whilst at the rear is a large enclosed yard with pedestrian access.

Viewings

To view this, or any other of our properties, please call **01782 847083.**

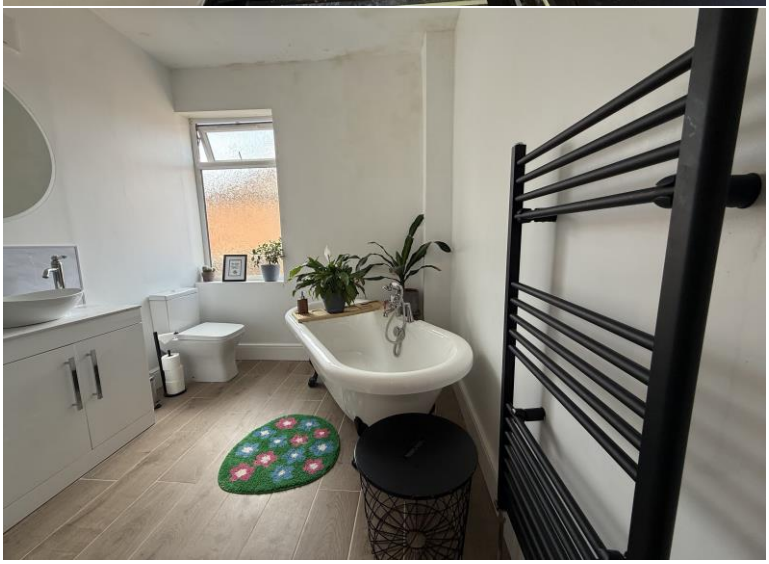
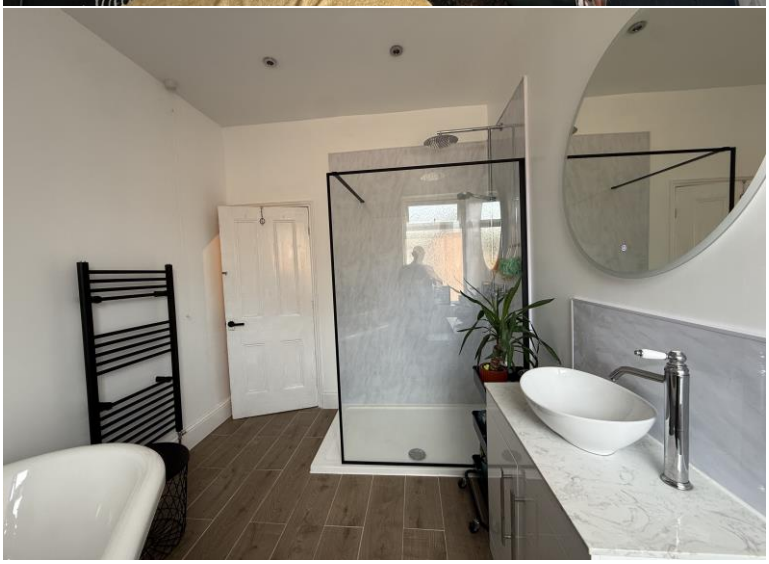
If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

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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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Energy performance certificate (EPC)

106 CAMPBELL ROAD STOKE STOKE-ON-TRENT ST4 4DU	Energy rating **D**	Valid until:	**20 December 2030**
		Certificate number:	**9250-3902-8202-7130-8200**

Property type	Mid-terrace house
Total floor area	91 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).

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.