

KEATES

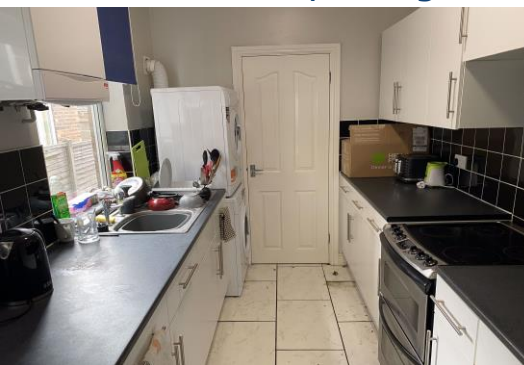
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Four Bed Student Property**
- **Potential Income £105.00 per week per room inc bills**
- **EPC Band C, Rating 69. Council Tax Band**
- **Close to Staffordshire University**
- **Gas Central Heated, Double Glazed**
- **Ask an adviser to book your viewing**



67 Boughey Road, Stoke-On-Trent
Stoke-On-Trent, ST4 2BN

£159,950

Description

A four bedroom student investment property situated in the heart of Shelton close to Staffs University. This large terrace property benefits from gas central heating, double glazing and a modern kitchen and bathroom. Accommodation comprises hallway, bedroom, living room, kitchen and bathroom at ground floor level with three bedrooms and a washroom to the first floor. At the rear is an enclosed paved yard with pedestrian access. Potential rental income £105 per week per room including bills.

Ground Floor

Hallway

With laminate floor, radiator, access to cellar.

Bedroom 1 *9' 11" x 12' 9" (3.01m x 3.88m)*

With carpeted floor, radiator, Power Point.

Living Room *11' 9" x 13' 1" (3.58m x 4.00m)*

With laminate floor, radiator, Power Point and stairs off

Kitchen *6' 10" x 11' 9" (2.09m x 3.57m)*

Modern fitted kitchen with white wall and base units granite effect surfaces over. Part tiled walls and tiled floor. Includes cooker point, Power Point and washer point.

Rear Hall

With tiled floor, radiator, door to rear.

Bathroom *8' 2" x 5' 7" (2.48m x 1.69m)*

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower and screen over. Tiled floor and part tiled walls. Polycarbonate roof. Includes extractor fan and radiator.

First Floor

Landing

With carpet floor, radiator, Power Point.

Bedroom 2 *10' 8" x 13' 1" (3.26m x 3.99m)*

With carpeted floor, radiator, Power Point, built-in shelving.

Washroom *6' 2" x 2' 7" (1.88m x .79m)*

Fitted suite in white with WC and basin. Plasticised walls and floor. Includes radiator.

Bedroom 3 *10' 6" x 11' 1" (3.21m x 3.38m)*

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

Bedroom 4 *10' 10" x 7' 3" (3.31m x 2.20m)*

With carpeted floor, radiator, Power Point and built-in shelving.

Outside

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

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. 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)

67, Boughey Road
STOKE-ON-TRENT
ST4 2BN

Energy rating

C

Valid until:

4 December 2026

Certificate
number:

0458-3914-7222-4886-8980

Property type

Mid-terrace house

Total floor area

88 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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