

KEATES

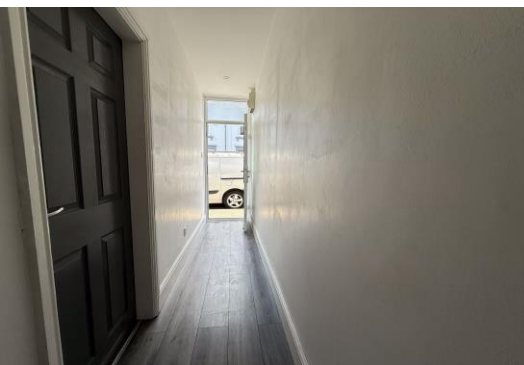
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Furnished Three/ Four Bed Terrace**
- **Close to University and Railway Station**
- **EPC Band D, Rating 68 Council Tax A**
- **Gas Central Heating, Double Glazing**
- **Currently let till July 2026 at £1,880.66 per calendar month.**
- **Please Ask One of Our Advisors For**



67 Ashford Street, Stoke-On-Trent
Stoke-On-Trent, ST4 2EL

£175,000

Description

Investment let till July 2026: Four bedroom terrace within walking distance of Staffordshire University. The property benefits from gas central heating and double glazing, with accommodation comprising hallway, ground floor bedroom, living room, kitchen and bathroom at ground floor level, with three bedrooms to the first floor. To the rear of the property there is a yard with pedestrian access. Currently let till July 2026 at £1,880.66 per calendar month.

Ground Floor

Hallway

With front entrance door, radiator and wooden flooring.

Ground Floor Bedroom *10' 10" x 11' 10 (3.3m x 3.6m)*

With pvcu double glazed window to front aspect, radiator, power points, curtains and carpeted flooring.

Living Room *12' 2" x 13' 8 (3.72m x 4.16m)*

With pvcu double glazed window to rear aspect, sofa, chairs, table, radiator, aerial point, power points, window blinds and wood effect flooring.

Kitchen *10' 3" x 8' 11 (3.12m x 2.72m)*

Fitted kitchen with grey wall and base units, granite effect worktops over. Wood effect floor and part tiled walls. Includes, power points, washer point, integrated cooker hob and extractor hood.

Bathroom *5' 8" x 11' 1" (1.72m x 3.38m)*

Modern fitted bathroom suite in white comprising WC, basin set in vanity unit and enclosed cubicle shower. Includes pvcu double glazed window to side aspect, radiator, extractor fan, tiled walls and tiled flooring.

First Floor

Landing

With radiator, carpeted flooring and stairs off to ground floor.

Bedroom 2 *12' 11" x 14' 3 (3.94m x 4.34m)*

With pvcu double glazed window to front aspect, radiator, power points, curtains and carpeted flooring.

Bedroom 3 *10' 8" x 12' 4 (3.25m x 3.75m)*

With pvcu double glazed window to rear aspect, radiator, power points, curtains and carpeted flooring.

Bedroom 4 *8' 5" x 10' 10 (2.57m x 3.31m)*

With pvcu double glazed window to rear aspect, radiator, power points, curtains and carpeted flooring.

Outside

Rear yard with pedestrian access.

Furniture

Included in the sale subject to level of offer

Rental Income

Currently let on a single AST till July 2026. The tenancy agreement, is without bills. The bills are £100 per week in addition to this. Without bills it is £1,447.33 per calendar month and with bills it is £1,880.66 per calendar month.

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, Ashford Street STOKE-ON-TRENT ST4 2EL	Energy rating D	Valid until:	4 July 2028
		Certificate number:	0958-5043-7233-1948-0914

Property type	Mid-terrace house
Total floor area	89 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 B.

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