



- **Two Modernised Bedroom Terrace**
- **Double Glazing**
- **EPC Band D Rating 66, Council Tax A**
- **Gas Central Heated**
- **Modern Kitchen and Bathroom**
- **Ask an adviser to book your viewing**



**60 Neville Street, Stoke On Trent**  
Stoke On Trent, ST4 5BW

**£129,950**

## Description

Situated in the popular suburb of Oakhill, this two bedroom terrace property has been recently refurbished. The property benefits from gas central heating and double glazing throughout and a modern kitchen and bathroom. Accommodation comprises entrance porch, dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. To the frontage is a forecourt at the rear is a paved yard with pedestrian access. Ideal for first time by investment with a potential rental of £695 per calendar month.

## Ground Floor

### Entrance Porch

With carpeted floor, PVCu door to front.

### Dining Room 11' 7" x 13' 5" (3.54m x 4.09m) Max Measurements

With carpeted floor, radiator, Power Point, telephone point.

### Living Room 11' 7" x 12' 7" (3.54m x 3.84m)

With carpeted floor, radiator, power points, feature, hearth with inset fire, built-in storage cupboard and stairs off.

### Kitchen 12' 2" x 6' 9" (3.70m x 2.07m)

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

### Bathroom 9' 0" x 6' 8" (2.75m x 2.04m)

Modern fitted bathroom suite and white with WC, pedestal basin, panel bath with mixer shower and screen over. Fully tiled walls and fully tiled floor. Includes radiator and extractor fan.

## FIRST FLOOR

### Bedroom 1 12' 0" x 11' 7" (3.66m x 3.54m)

With carpeted floor, radiator, Power Point.

### Bedroom 2 14' 0" x 11' 7" (4.27m x 3.54m)

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

## Outside

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

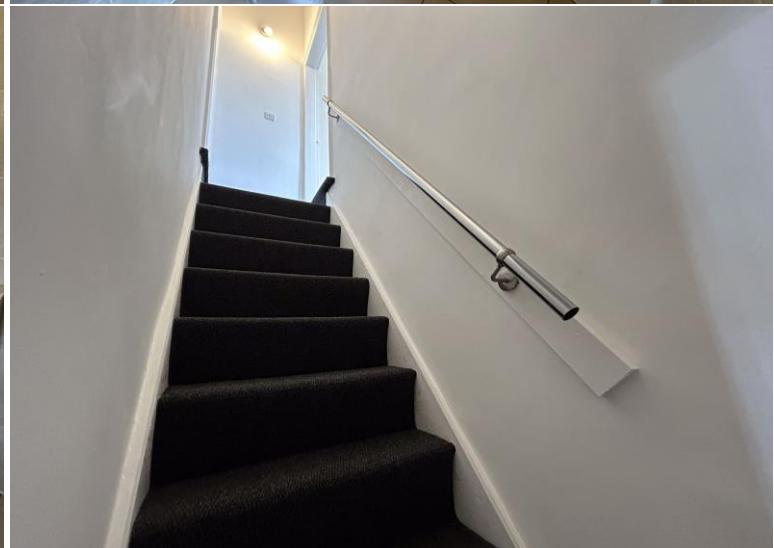
## Viewings

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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### 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 Hulme, 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 Hulme 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.

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# Energy performance certificate (EPC)

60, Neville Street STOKE-ON-TRENT ST4 5BW	Energy rating <b>D</b>	Valid until: <b>23 July 2024</b>
		Certificate number: <b>2248-1000-6263-8314-1930</b>

**Property type** Mid-terrace house

**Total floor area** 72 square metres

## Rules on letting this property

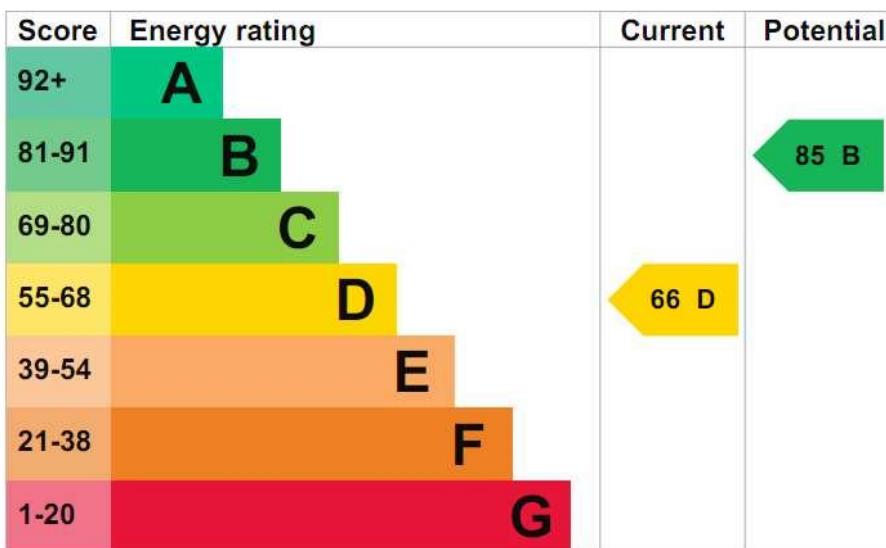
Properties can be let if they have an energy rating from A to E.

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 B.

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance