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84 Church Street
Stoke-on-Trent
ST4 1BS

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- Prime Location
- Gas Central Heating, Double Glazing
- Energy Performance Band D, Rating 66
- Five Bed Student Investment
- Please Ask One of Our Advisors For Further Details



140 Boughey Road, Shelton
Stoke-On-Trent, ST4 2BB

£169,950

Description

Five bedroom student Investment opposite Staffordshire University. The property benefits gas central heating and part double glazing, with accommodation comprising bedroom, living room, kitchen and bathroom at ground floor level, with four bedrooms and bathroom to the first floor.

Ground Floor

Hallway

With radiator, telephone point, wood-laminate flooring, and stairs off to first floor.

Bedroom 1 *11' 2" x 15' 3" (3.41m x 4.64m) max. to bay*

With pvcu double glazed bay window to front aspect, double bed, wardrobe, desk and chair, radiator, power points, and carpeted flooring.

Living Room *11' 7" x 13' 1" (3.54m x 3.99m)*

With pvcu double glazed window to rear aspect, feature hearth, sofa, table, radiator, power points, aerial point, and wood laminate flooring.

Kitchen *9' 3" x 11' 4" (2.82m x 3.45m)*

Fitted kitchen comprising light wood colour units, marble effect worktops, sink unit, and kitchen appliances including cooker and hob with extractor hood, fridge, freezer, washer and dryer. Also with pvcu double glazed window, radiator, power points, part-tiled walls, and wood-effect vinyl flooring.

Bathroom *5' 9" x 8' 10" (1.76m x 2.69m)*

White bathroom suite comprising WC, pedestal washbasin, and panelled bath with shower over. Also with pvcu double glazed window, radiator, tiled walls, and vinyl flooring.

First Floor

Landing

With carpeted flooring and stairs off to ground floor.

Bedroom 2 *6' 2" x 12' 3" (1.87m x 3.73m)*

With pvcu double glazed window to front aspect, single bed, wardrobe, desk, radiator, power points, and carpeted flooring.

Bedroom 3 *16' 0" x 7' 11" (4.88m x 2.41m)*

With pvcu double glazed bay window to front aspect, single bed, wardrobe, desk, radiator, power points, and carpeted flooring.

Bedroom 4 *16' 0" x 7' 11" (4.88m x 2.41m)*

With pvcu double glazed bay window to front aspect, single bed, wardrobe, desk, radiator, power points, and carpeted flooring.

Bedroom 5 *9' 3" x 13' 2" (2.82m x 4.02m) max. to alcove*

With pvcu double glazed window to rear aspect, single bed, wardrobe, desk, feature hearth, radiator, power points, and carpeted flooring.

Shower Room *6' 3" x 7' 5" (1.9m x 2.25m)*

White bathroom suite comprising WC, pedestal washbasin, and shower cubicle with combi shower. Also with pvcu double glazed window, extractor fan, towel radiator, tiled walls, and tiled flooring.

Viewings

To view this, or any other of our properties, please call 01782 413580. 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.

Declaration of Interest

This property is owned or leased by a member of staff or a director of the company. Keates Hulme hereby discloses this to you as 'best practice' procedure.

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 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.

Sales

Keates Hulme 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 Hulme 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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140 Boughey Road, STOKE-ON-TRENT, ST4 2BB

Dwelling type: Mid-terrace house
Date of assessment: 22 January 2020
Date of certificate: 29 January 2020

Reference number: 0959-2882-6995-2320-2311
Type of assessment: RdSAP, existing dwelling
Total floor area: 94 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

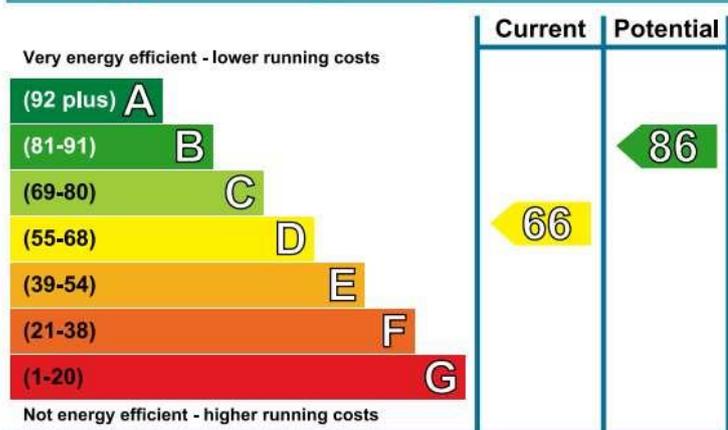
Estimated energy costs of dwelling for 3 years:	£ 2,625
Over 3 years you could save	£ 858

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 216 over 3 years	
Heating	£ 2,016 over 3 years	£ 1,323 over 3 years	
Hot Water	£ 327 over 3 years	£ 228 over 3 years	
Totals	£ 2,625	£ 1,767	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 624
2 Floor insulation (suspended floor)	£800 - £1,200	£ 75
3 Low energy lighting for all fixed outlets	£40	£ 57

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.