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84 Church Street
Stoke-on-Trent
ST4 1BS

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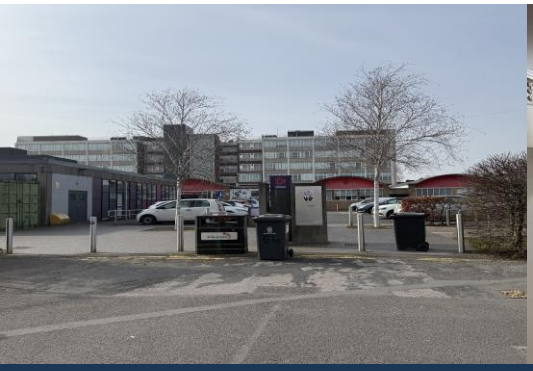
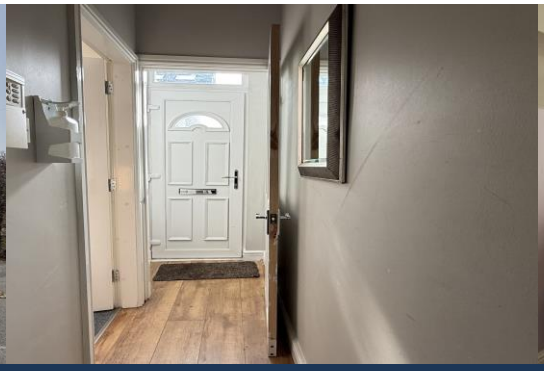
- **Three Bed Student Investment Property**
- **Central Heated, Double Glazed**
- **EPC Band D Rating 58 Council Tax A**
- **Next to the College Road Campus**
- **Let for £105-107 per week per room inc bills**
- **Ask an adviser to book your viewing**





48 Carlton Road, Stoke-On-Trent

Stoke-On-Trent, ST4 2BG

£130,000

Description

Situated next door to the University of Staffordshire this three bedroom student investment property has been rented for the academic year 26/27. The property is fully modernised and benefits from gas central heating and double glazing throughout. Accommodation comprises hallway, bedroom, living room, kitchen and bathroom ground wall level with two bedrooms to the first floor. At the rear is an enclosed paved yard with brick built Lock up . The rental agreed is from £105-£107 per week per room including bills.

Ground Floor

Hallway

With laminate floor, radiator, alarm box.

Bedroom 1 *8' 9" x 11' 1" (2.67m x 3.37m)*

With carpeted floor, radiator, Power Point.

Living Room *12' 10" x 11' 4" (3.92m x 3.45m)*

With laminate floor, radiator, Power Point.

Kitchen *12' 9" x 6' 1" (3.89m x 1.85m)*

Modern fitting kitchen with white wall and base units wood effect surfaces over. Part tiled walls and tiled floor. Includes integrated cooker hob and extractor hood, power points.

Rear Hallway

With tiled floor, washer and PowerPoint, door to rear.

Bathroom *10' 7" x 6' 2" (3.22m x 1.88m)*

Fitted bathroom suite in White with WC, pedestal basin, panel bath with electric shower and screen over. Fully plasticised walls and plasticised ceiling. Tiled floor. Includes radiator and extractor fan.

First Floor

Bedroom 2 *13' 1" x 11' 3" (3.99m x 3.43m)*

With carpeted floor, radiator, Power Point.

Bedroom 3 *13' 2" x 13' 0" (4.01m x 3.97m)*

With carpeted floor, radiator, Power Point.

Outside

At the rear is an enclosed paved yard with side pedestrian access and brick built storage unit.

Furnishings

Included in the Sales subject to level of offer.

Rental

Sold with the benefit of a signed tenancy agreement. Weekly rents £105 per room one and £107 per week for rooms two and three all including utility bills.

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. 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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