



- **Modernised two bedroom terrace**
- **Rental Income of £900 pcm**
- **EPC Band C Rating 78, Council Tax A**
- **Close to the university & Tenanted**
- **Double Glazed and Central Heated**
- **Ask an adviser to book your viewing**



52 Elgin Street, Stoke-On-Trent
Stoke-On-Trent, ST4 2RD

£110,000

Description

A modernised two/three bedroom terrace, close to the university, with a rental income of £900pcm exclusive of bills. The property benefits from gas central heating and double glazing, with accommodation comprising Dining Room/ Bedroom, Living room, kitchen and bathroom at ground floor level, with two bedrooms to the first floor. To the rear of the property there is a paved yard with walled borders.

Ground Floor

Bedroom/ Dining Room 10' 10" x 11' 7" (3.31m x 3.54m)

With radiator, power points and carpeted flooring.

Living Room 11' 7" x 11' 6" (3.54m x 3.50m)

With radiator, aerial point, telephone point, power points and laminate flooring.

Kitchen 11' 7" x 6' 3" (3.54m x 1.90m)

Modern fitted kitchen with white wall and base units, wood-effect worksurfaces over. Part tiled walls and tiled floor. Includes power points, cooker point, washer point.

Bathroom 6' 2" x 6' 5" (1.87m x 1.96m)

Modern fitted bathroom suite in white with W.C., pedestal wash basin and enclosed shower Cubicle. Part-tiled walls and tiled flooring. Includes radiator and extractor.

First Floor

First Floor

Bedroom 2 11' 7" x 10' 11" (3.54m x 3.33m)

With radiator, power points and carpeted flooring.

Bedroom 3 11' 7" x 11' 7" (3.54m x 3.52m)

With radiator, power points and carpeted flooring.

Furniture

Included in the sale subject to level of offer.

Income

Let for £900.00 pcm exclusive of 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

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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, 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.

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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.

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Energy performance certificate (EPC)

52 Elgin Street STOKE-ON-TRENT ST4 2RD	Energy rating C	Valid until: 21 April 2032	 0340-2772-9140-2622-4585
		Certificate number:	

Property type	Mid-terrace house
Total floor area	254 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 C. It has the potential to be B.

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