



- **Three Bed Student Investment Property**
- **Tenanted till Summer 2027 at £115.00 per week per room inc bills**
- **EPC Band C Rating 73, Council Tax A**
- **Close to the University of Staffordshire**
- **Central Heated, Double Glazed**
- **Ask an adviser to book your viewing**



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

£130,000

Description

Situated in the heart of Shelton close to the University of Staffordshire this three bedrooomed student investment property is fully rented till Summer 2027. The property is fully modernised and benefits from Gas central heating and double glazing throughout. Accommodation comprises bedroom, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. Currently rented for an income of £115 per week per room including utility bills. The property also benefits from Band C energy performance. First floor bedrooms are of a size where ensuite bathrooms could be added.

Ground Floor

Bedroom 1 12' 5" x 11' 3" (3.78m x 3.43m)

With carpeted floor, radiator, Power Point.

Living Room 12' 5" x 12' 2" (3.79m x 3.71m)

With laminate floor, radiator, Power Point, built-in cupboard, stairs off.

Kitchen 6' 11" x 12' 0" (2.10m x 3.67m)

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

Rear Hall

With tiled floor, door to rear.

Bathroom 7' 10" x 7' 1" (2.40m x 2.17m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with combination shower and screen over. Tiled walls and plastercised ceiling, tiled floor. Includes towel radiator and extractor fan.

First Floor

Bedroom 2 11' 3" x 14' 2" (3.44m x 4.33m)

With carpeted floor, radiator, Power Point.

Bedroom 3 14' 2" x 12' 2" (4.32m x 3.70m)

With carpeted floor, radiator, Power Point.

Outside

At the rear is an enclosed paved yard with side pedestrian access.

Furnishings

Included in the sales subject to level of offer.

Rental Income

Fully let till summer 2027 on 47 week contract £115 per room inc 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.

sales • lets • surveys • auctions



www.keates.uk.com



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

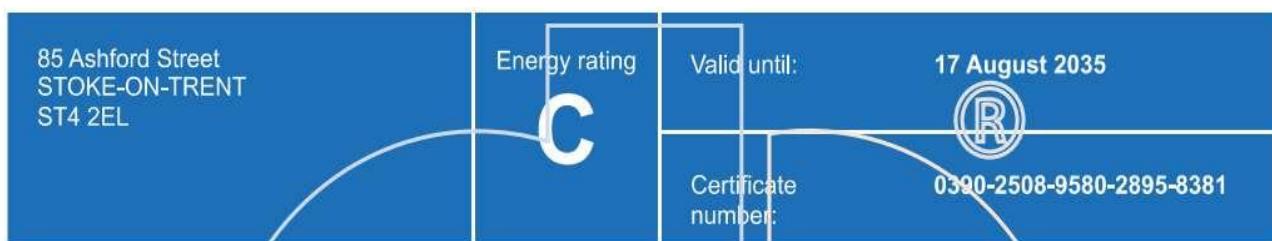
Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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.

[Find an energy certificate \(/\)](#)English | [Cymraeg](#)

Energy performance certificate (EPC)



Property type Mid-terrace house

Total floor area 78 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 C.

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