



ESTATE AGENTS

... the key to a successful move



Victoria Street, Basford, Stoke on Trent, ST4 6EG

**Offers in excess
of £90,000**

* VIEWINGS 9:30-10.00 THURSDAY APRIL 23ND

* INVESTMENT OPPORTUNITY

* REFURBISHMENT REQUIRED

* CASH BUYERS PREFERRED

* POPULAR RESIDENTIAL LOCATION

w: www.keysestateagents.co.uk

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ACCOMODATION

DESCRIPTION

INVESTMENT OPPORTUNITY, REFURBISHMENT REQUIRED,
CASH BUYERS PREFERRED

VIEWINGS 9:30--10.00 THURSDAY APRIL 23rd

A two bed End Terraced House that is ideal for an investors or a first time buyer alike, The property is situated in a popular residential location and offers excellent access to The Royal Stoke University Hospital, local amenities, schools, commuter and transport network The accommodation comprises: Front reception, rear reception, kitchen, cloaks and to the first floor two bedroom and a bathroom, outside there is a rear yard

GROUND FLOOR

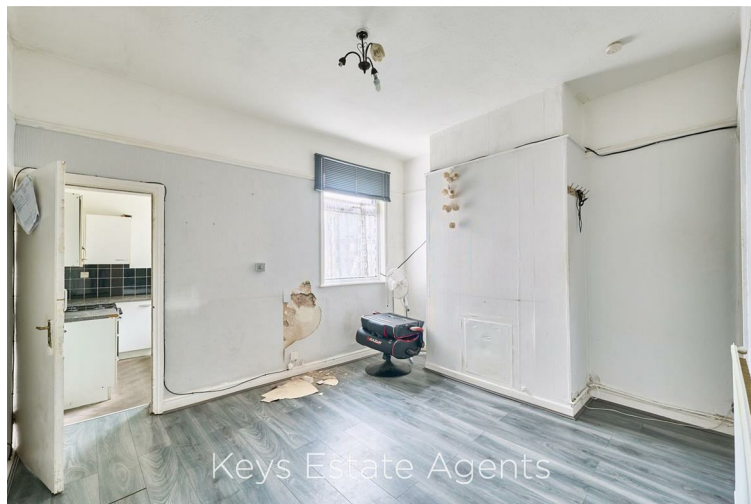
FRONT RECEPTION 12'1" x 10'9" (3.7m x 3.3m)

Coving, ceiling light point, radiator, double glazed window, exterior door



REAR RECEPTION 12'1" x 10'9" (3.7m x 3.3m)

Ceiling light, radiator, double glazed window



KITCHEN 9'6" x 6'10" (2.9m x 2.1m)

Would benefit from updating



OUT-HOUSE W.C & STORE 7'10" x 7'2" (2.4m x 2.2m)

Low level w.c.

FIRST FLOOR

FRONT BEDROOM 11'9" x 10'9" (3.6m x 3.3m)

Ceiling light point, radiator, double glazed window



REAR BEDROOM 10'9" x 8'10" (3.3m x 2.7m)

Ceiling light point, radiator, double glazed window



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BATHROOM 9'6" x 6'10" (2.9m x 2.1m)

Would benefit from updating



is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

OUTSIDE

Yard to the rear of the property



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.

Tenure - Freehold

Offer Procedure

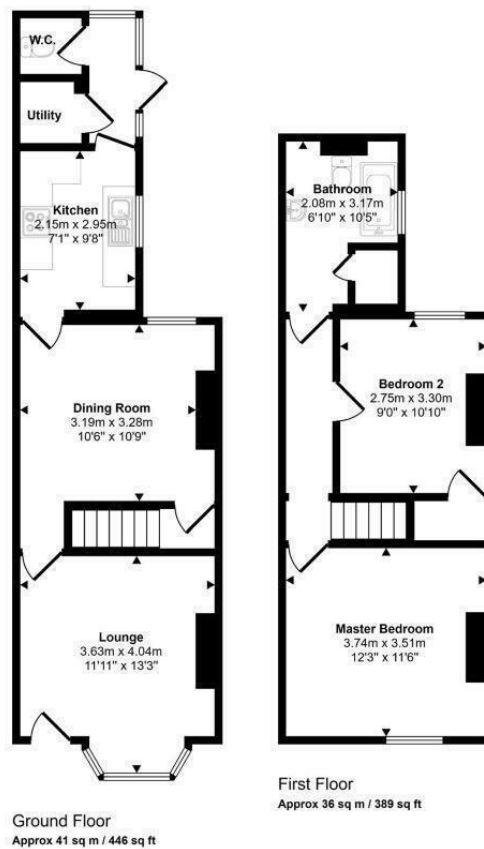
All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
77 sq m / 834 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required