



ESTATE AGENTS

... the key to a successful move



Etruria Road, Basford, Stoke-On-Trent, ST4 6JW

**Offers in the
region of
£110,000**

* When fully let potential rental income of £3,000 pcm / £36,000 pa.

* 3 of 6 rooms currently let out at £18,000 pa

* Semi Detached 3 storey property

* Potential to increase rental income substantially

* Centrally located to a wide range of local amenities and transport links

* HMO License needs renewing

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A three storey Semi Detached House that has been configured as a six bedroom house in multiple occupation and has operated as a HMO for several years. Three of the rooms are currently rented out and has the has great potential to substantially increase its current income and can generate in excess of £18k per year. Situated in a convenient location at Basford which has easy access to Festival Park and Newcastle Town Centre as well as being well placed for access to the A500
The property requires refurbishment and with popularity of its location the potential for this investment to a new landlord could be significant.

GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 345645) 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 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

PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

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PHOTO 5



PHOTO 6



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	62	80
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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