



# ESTATE AGENTS

*... the key to a successful move*



**Victoria Street, Basford, Stoke-On-Trent, ST4 6HD**

**Offers in excess  
of £70,000**

\* VIEWINGS 10:00 -10.30 THURSDAY APRIL 23RD

\* INVESTMENT OPPORTUNITY

\* REFURBISHMENT REQUIRED

\* CASH BUYERS PREFERRED

\* POPULAR RESIDENTIAL LOCATION

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Victoria Street, Basford, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

INVESTMENT OPPORTUNITY, REFURBISHMENT REQUIRED, CASH BUYERS PREFERRED

VIEWINGS 10:00 -10.30 THURSDAY APRIL 23RD

A two bed Mid Terraced House that requires complete refurbishment throughout and is ideal purchase for an investor. 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, kitchen/diner, bathroom and separate w.c. and to the first floor two bedrooms, outside there is a rear yard.

### GROUND FLOOR

**FRONT RECEPTION 11'5" x 11'1" (3.5m x 3.4m)**

**KITCHEN/DINER 11'9" x 11'5" (3.6m x 3.5m)**

**BATHROOM 7'2" x 6'2" (2.2m x 1.9m)**

**SEPARATE W.C 3'7" x 3'3" (1.1m x 1m)**

### FIRST FLOOR

**FRONT BEDROOM 11'5" x 11'1" (3.5m x 3.4m)**

**REAR BEDROOM 11'9" x 11'5" (3.6m x 3.5m)**

### OUTSIDE

### 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 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



# Victoria Street, Basford, Stoke-On-Trent,



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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