



- Two Bed Terraced House
- Double Glazed
- EPC Band E, Rating 44
- In Need of Internal refurbishment
- Central Heated
- Ask an adviser for further details



125 King William Street, Stoke-On-Trent
Stoke-On-Trent, ST6 6EQ

£49,950

Description

A two bedroom terraced property close to Tunstall Town Centre requiring some updating. The property benefits from gas central heating and double glazing but requires internal refitting. Accommodation comprises entrance porch, through living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. To the outside is an enclosed yard with pedestrian access.

Ground Floor

Through Living Room 28' 7" x 11' 7" (8.70m x 3.52m)

With laminate floor, radiators, Power Points, feature hearth and stairs off

Entrance Porch

With Pvcu door to front

Kitchen 6' 8" x 9' 8" (2.04m x 2.95m)

Fitted kitchen with light oak wall and base units granite effect surfaces over. Fully tiled walls and fully tiled floor. Includes washer point, cooker point, radiator and power points.

Bathroom 6' 7" x 6' 11" (2.00m x 2.11m)

Part Fitted bathroom with panelled bath, tiled walls, tiled floor, includes radiator. The property requires the installation of a basin and WC.

First Floor

Front Bedroom 10' 11" x 11' 5" (3.33m x 3.47m)

With radiator and power points.

Rear Bedroom 12' 8" x 11' 7" (3.86m x 3.52m) Max

With built in cupboard, radiator and power points

Outside

To the frontage is a forecourt. At the rear enclosed yard with pedestrian access

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



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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Thinking of letting your property? Keates Hulme 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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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

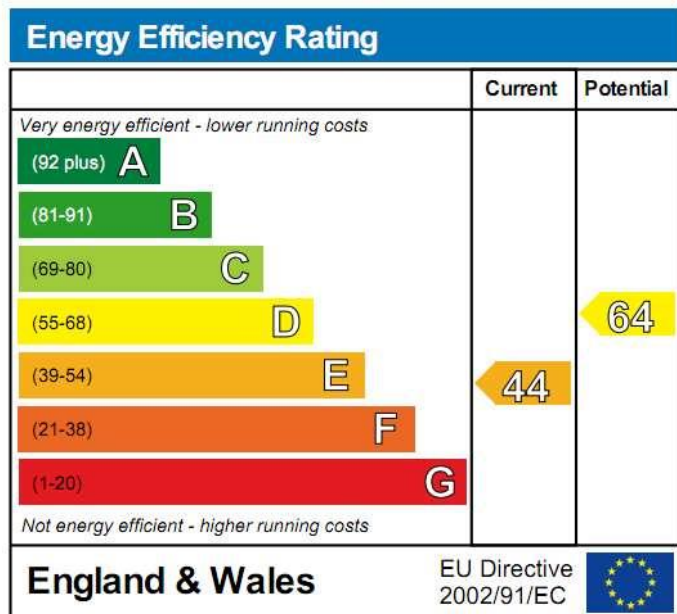
Energy Performance Certificate



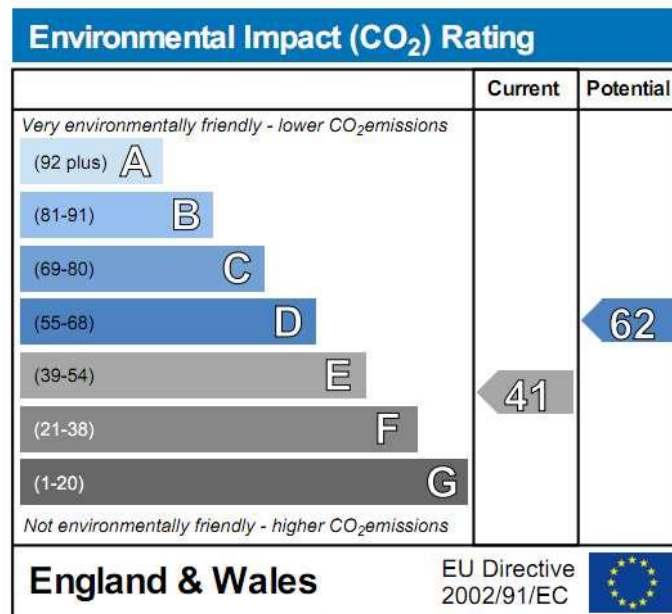
125, King William Street
STOKE-ON-TRENT
ST6 6EQ

Dwelling type: Mid-terrace house
Date of assessment: 28 March 2012
Date of certificate: 28 March 2012
Reference number: 0896-2868-6370-9622-6221
Type of assessment: RdSAP, existing dwelling
Total floor area: 69 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	407 kWh/m ² per year	245 kWh/m ² per year
Carbon dioxide emissions	5.4 tonnes per year	3.3 tonnes per year
Lighting	£73 per year	£39 per year
Heating	£801 per year	£548 per year
Hot water	£195 per year	£102 per year

You could save up to £379 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.