



Ashford Street,  
**£185,000**

- Investment Opportunity
- Multi Room Let
- Close To University
- Four Rooms With En-suite Shower Room



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Ashford Street, Stoke-On-Trent  
**£185,000**

Calling all landlords. If you fancy yourself as a bit of a Mr Rigsby but without the Rising Damp then we have the perfect place. Situated close to the local university this property is an ideal multi room let. Four rooms all with en-suite shower room, communal area and modern fitted kitchen. Three rooms currently let at £85 per week including bills and 1 room at £75 per week including bills. Looking like something you may be interested in ? Well it gets better as to the rear of the property there is also a one bedroom self contained flat , currently let out at £400 but with a potential rental of £425 PCM. Call one of our dedicated sales team today to book an internal inspection. EPC TBC

#### ENTRANCE HALL

Laminate flooring. Stairs off to first floor bedrooms.

#### ROOM ONE

3.94m x 3.10m (12'11" x 10'2")

Upvc double glazed window to the front.  
Radiator

#### EN-SUITE SHOWER ROOM

Low level WC. Shower cubicle housing electric shower. Vanity unit incorporating a wash hand basin. Laminate flooring. Tiled walls. Ceiling spots.

#### LOUNGE AREA

3.91m x 3.02m (12'10" x 9'11")

Upvc double glazed door leading out into the rear yard and providing access to rear flat. Laminate flooring. Ceiling spot lights.

#### KITCHEN

2.34m x 1.88m (7'8" x 6'2")

Upvc double glazed window to the side. Stainless steel sink unit incorporating a range of modern fitted eye and base units with work tops over. Built in oven , hob and extractor fan. Plumbing for washing machine and space for fridge freezer. Part tiled walls . Tiled floor.

#### FIRST FLOOR LANDING

#### ROOM TWO

3.61m x 2.57m (11'10" x 8'5")

Upvc double glazed window to the rear.  
Radiator

#### EN-SUITE

Low level WC. Shower cubicle housing electric shower. Vanity unit incorporating a wash hand basin. Tiled walls. Laminate flooring. Extractor fan. Ceiling spots.

#### ROOM THREE

3.89m x 1.30m (12'9" x 4'3")

Upvc double glazed window to the rear.  
Radiator



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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#### EN-SUITE

Low level WC. Shower cubicle housing electric shower. Vanity unit incorporating wash hand basin. Tiled walls. Extractor fan. Vinyl flooring

#### ROOM FOUR

4.06m x 2.74m (13'4" x 9'0")  
Two Upvc double glazed windows to the front.  
Radiator.

#### ENSUITE

Low level WC. Shower cubicle housing electric shower. Vanity unit incorporating wash hand basin. Extractor fan. Ceiling spots. Vinyl flooring.

#### FLAT TO REAR OF PROPERTY

#### KITCHEN

Upvc entrance door to the side.

#### INNER HALL WAY

Ceiling Spots.

#### SHOWER ROOM

Upvc double glazed window to the rear. Low level WC. Shower cubicle housing electric shower. Vanity unit incorporating wash hand basin. Tiled walls. Extractor fan. Heated towel rail.

#### LOUNGE AREA

3.51m x 1.85m (11'6" x 6'1")  
Upvc double glazed window to the side.  
Radiator

#### BEDROOM AREA

2.79m x 1.91m (9'2" x 6'3")  
Upvc double glazed window to the side.  
Radiator.

#### EXTERNAL

Paved yard to rear. Gate providing access to the rear of the property and flat entrance door.



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