



FEATURES

- Available subject to auction T&C's
- End terraced property
- 1 x vacant & 1 x rented
- Investment or part owner occupier
- Approx. 1 mile from the train station
- Guide price £130,000+
- 2 x 1 bedroom flats
- Upper floor flat rented at £400 pcm
- Potential for conversion to one house (STP)
- Freehold

Guide price: £130,000+

1 x Vacant Flat 1 x Rented Flat

152/152a Oxford Street
Stoke-on-Trent
Staffordshire
ST4 7EL

OVERVIEW

The property is located on the north-eastern side of Oxford Street close to the junction with Harris Street to the south and Watson Street to the north. Stoke-on-Trent train station is less than one mile from the property and Staffordshire University is one mile to the east on either side of the A52.

There are two separate self-contained flats, one to the ground floor and one to the first floor. Each flat has one bedroom.

The ground floor flat has recently become vacant and has potential to add value following a programme of refurbishment and modernisation. Alternatively, the property could be converted to one house once the upper floor flat has become vacant.

There is on street parking available immediately outside the property.

Lot No. TBC

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Floor Area

Ground floor Flat
635 ft2 / 59 m2 (taken from EPC)

First floor flat
679 ft2 / 63.16 m2 (taken from floorplan)

Services

We understand the property to have mains gas, electricity, water and drainage.

The services have not been inspected by John Pye Property and we recommend that interested parties complete their own investigations in this respect.

Guide Price

£130,000+

Tenure

Freehold subject to the occupational tenancy of the upper floor flat.

Rental Income

The upper floor flat is currently rented at £400 pcm (£4,800 pa.)

Council Tax

Both flats are rated within council tax band A.

EPC

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK (find-energy-certificate.service.gov.uk)

Buyer's Premium

3 % (min. £4,500) inc. VAT

Legal Pack

Please refer to the legal pack for this lot johnpye.auctiondocs.com

Buyer's Premium

2.5% (min. £4,000) inc. VAT

Sell Your Property

If you are thinking of selling your property, contact us now for a free appraisal and benefit from:

- 0% Seller Fee
- £0 Entry Fee
- £0 Marketing Costs
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