



Guide price: £99,950+

### Three Bedroom Semi-Detached

2 Aveling Road  
Stoke-on-Trent  
ST1 6LA

## Lot No. 4

Auction date: 18 & 19 September

### OVERVIEW

A three bedroom semi-detached house for sale by online property auction. There is off road car parking to the side of the property and a garden to the rear.

On the ground floor, the lounge is to the left hand side of the entrance hall at the front of the property. The kitchen, utility room and WC are to the rear of the ground floor. There are three bedrooms and a family bathroom on the first floor.

The property is currently occupied and will be sold with the tenant in situ. The current rent payable is £600 pcm.

Aveling Road runs north from Repington Road towards Milton Road. Both Repington Road and Milton Road converge at the junction with Berwick Road which links in with A53, one of the main roads into Stoke-on-Trent.

### Floor Area

Total floor area of 81 m<sup>2</sup> / 869 ft<sup>2</sup>  
(measurement taken from floor plan)

### Council Tax

The property is rated within council tax band A.

### EPC

To be confirmed once the new certificate has been completed.

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Freehold subject to the occupational tenancy.

### Legal Pack

<https://www.johnpye.auctiondocs.com/>

### Buyer's Premium

2.5 % (min. £4,000) inc. VAT.

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

### FEATURES

- For sale by online auction
- Three bedroom semi-detached house
- To be sold with tenant in situ
- Current rent of £600 pcm
- Freehold
- Guide Price £99,950+
- Good rental location
- Off road parking
- Private rear garden
- Council tax band A

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