



Houcell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability



**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

2 Bed Terraced



Stoke-on-trent



MORTGAGE

DETAILS

Building type

2 Bed Terrace

Construction Type

Standard

Tenure

Freehold

Heating Type

Gas central

Reason of Sale

No reason

Occupier

Empty

Refurbishment

Minor

The Property Management fee is a separate charge outlined in the Property Management Agreement and is not included in renovation costs. The renovation amount in the proposal is an estimate and may change following a full assessment before work begins.

NUMBERS

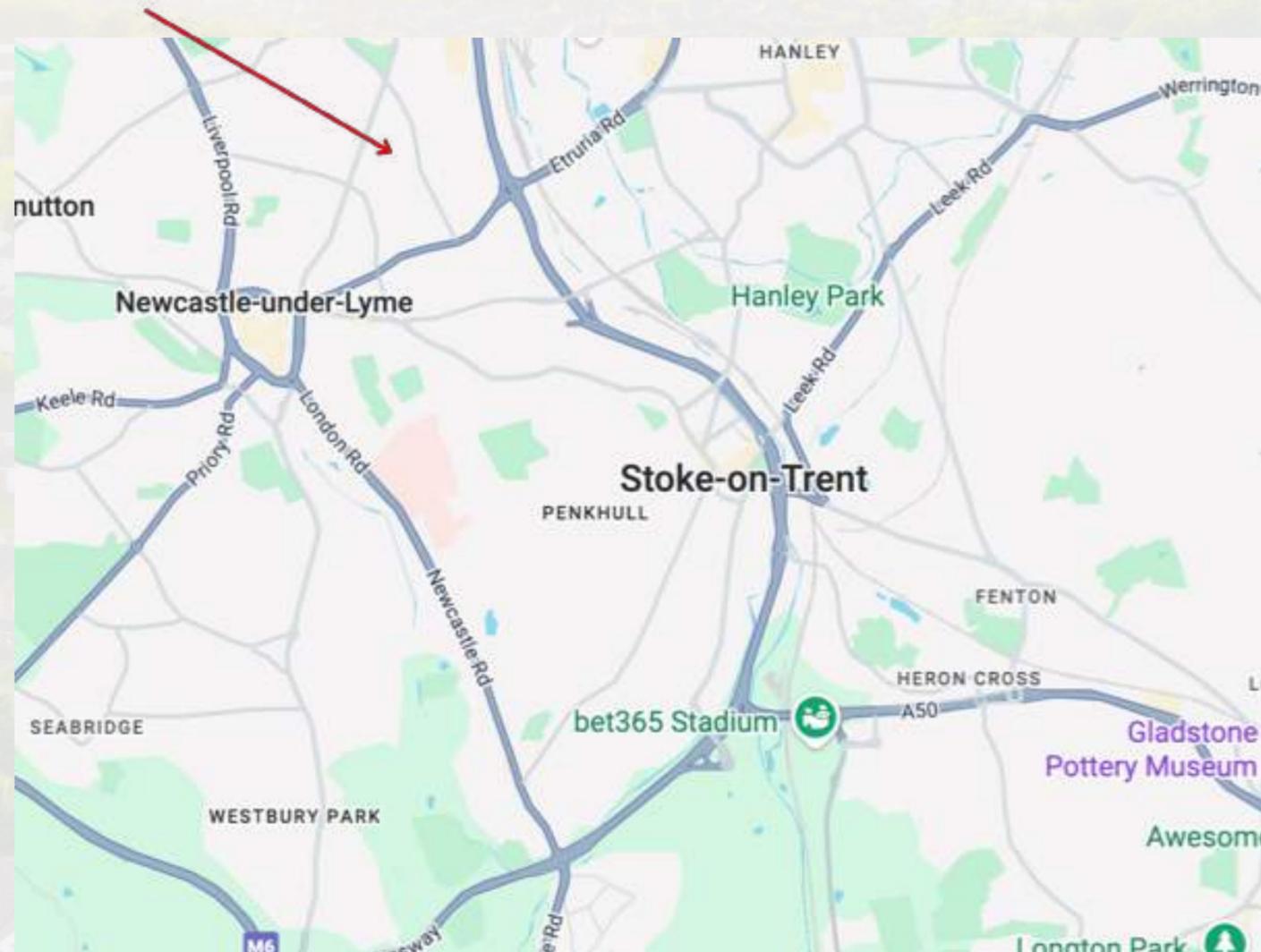
Purchase Price	£102 500
Refurbishment	£10 000
Stamp Duty (5% up to 125K and 7% up to 250k)	£5 125
Legal fees	£3 000
Done Up Value (DUV)	£120 000
Final Rent	£800
ROE	16%
YIELD	9%
TOTAL INVESTMENT COST (BTL)	~£44 650
Sourcing Fee	£4 250
Property Management Fee	£4 000

REFURB

- Painting
- New carpets
- New extractor fan and floor grout in bathroom
- Alarms
- Fixing damp walls (back to brick, boarding, plaster, tanking membrane)
- Front gutter cleaning and chimney cap/pointing
- 2 rooms wallpapers off and skimming
- Certificate's

2 bed terraced

Located in the heart of Staffordshire, Stoke-on-Trent blends industrial heritage with a growing modern identity. Famous for its world-renowned pottery industry, the city offers a unique mix of cultural attractions, green spaces, and close-knit neighbourhoods. With strong transport connections to Manchester, Birmingham, and London via road and rail, it provides excellent convenience for commuters and families alike. Ongoing regeneration and investment are helping Stoke evolve into a vibrant centre for business and living. For property investors, the city delivers attractive entry prices, consistent rental demand, and promising long-term growth as redevelopment continues to enhance the wider local economy.



Stoke-on-trent

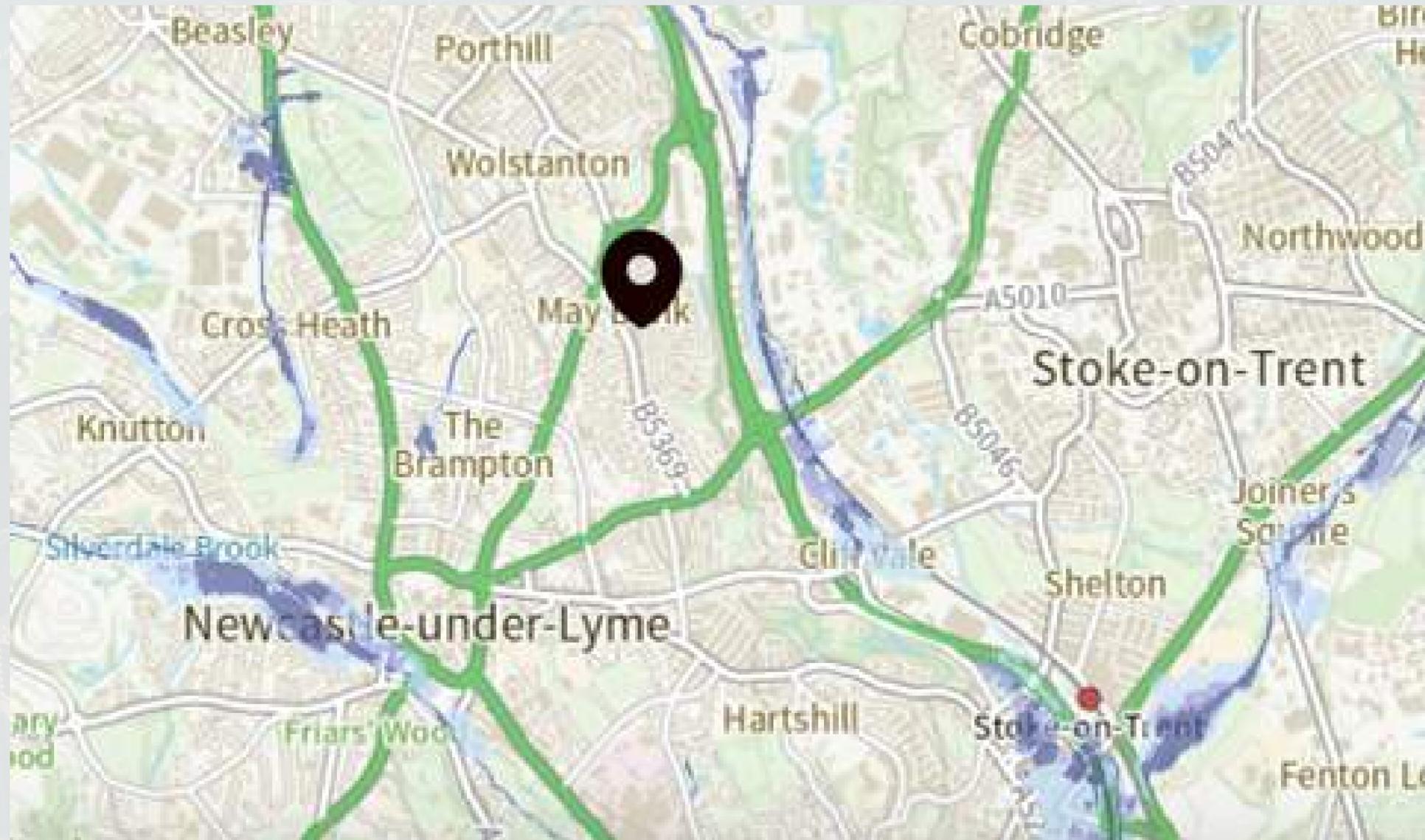


£102,500

LOCATION



FLOOD



The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060

BUS / TRAIN

Nearby Transport

12
Total Stops

Bus Stops 3

- Upper Marsh 2
0.3km
- May Avenue 2
0.3km
- Grange Lane
0.5km

Nearby Stations

12
Total Stops

Rail Station 3

- Platform 2
2.1km
- Platform 1 2
2.1km
- Stoke-on-Trent Rail Station 2
2.7km

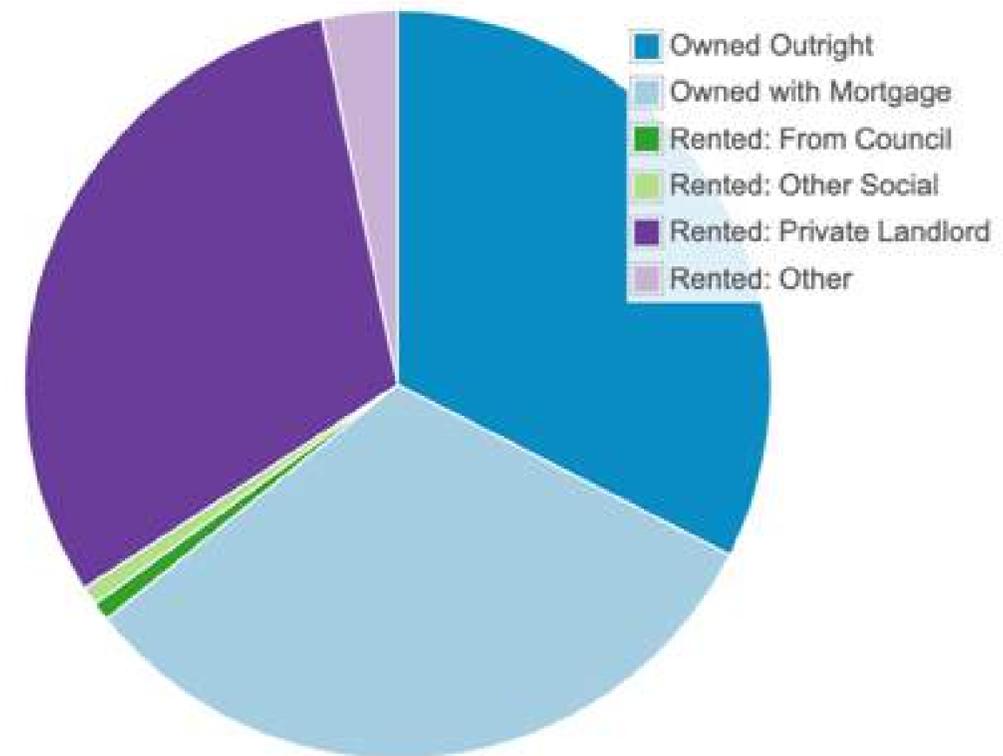
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

HOUSING

Housing Tenure

Owned Outright	40
Owned with Mortgage	39
Shared Ownership	0
Rented: From Council	1
Rented: Other Social	1
Rented: Private Landlord <i>inc. letting agents</i>	38
Rented: Other	4
Rent Free	0
Total	123



SCHOOLS

-  **May Bank Infants' School** 0.1 miles
State School | Ofsted: Good
-  **St Wulstan's Catholic Primary School** 0.4 miles
State School | Ofsted: Good
-  **St Margaret's CofE (VC) Junior School** 0.5 miles
State School | Ofsted: Good
-  **Lyme Brook Independent School** 0.6 miles
Independent School | Ofsted: Good

PICTURES









SOLD HOUSE PRICES

63, Basford Park Road, Newcastle ST5 0PT

Terraced 2 Freehold

Today [See what it's worth now](#)

17 Dec 2024 £130,000



97, Oxford Road, Newcastle ST5 0QB

Terraced 2 Freehold

Today [See what it's worth now](#)

26 Apr 2024 £124,950



11, Cromer Street, Newcastle ST5 0JN

Terraced 2 Freehold

Today [See what it's worth now](#)

17 Dec 2024 £135,000



99, Oxford Road, Newcastle ST5 0QB

Terraced 2 Freehold

Today [See what it's worth now](#)

30 Oct 2024 £124,500



80, Oxford Road, Newcastle ST5 0PZ

Terraced 2 Freehold

Today [See what it's worth now](#)

30 Sep 2024 £127,000



RENTAL PRICES



Let agreed

£800 pcm (£184.62 pw)

2 beds • 1 bath • 2 receptions • 807 sq. ft
Clare Street, Basford, Stoke-On-Trent ST4

This stunning two bedroom mid-terraced house on Clare Street in Basford, presents an exceptional opportunity for those seeking ...

Heywoods.

Call Email



2 Bed Terraced House, Oxford Road, ST5

2 bedrooms 1 bathrooms 2 tenants max. Newcastle-Under-Lyme

Let Agreed

£895 pcm
£206.54 pw

Let agreed

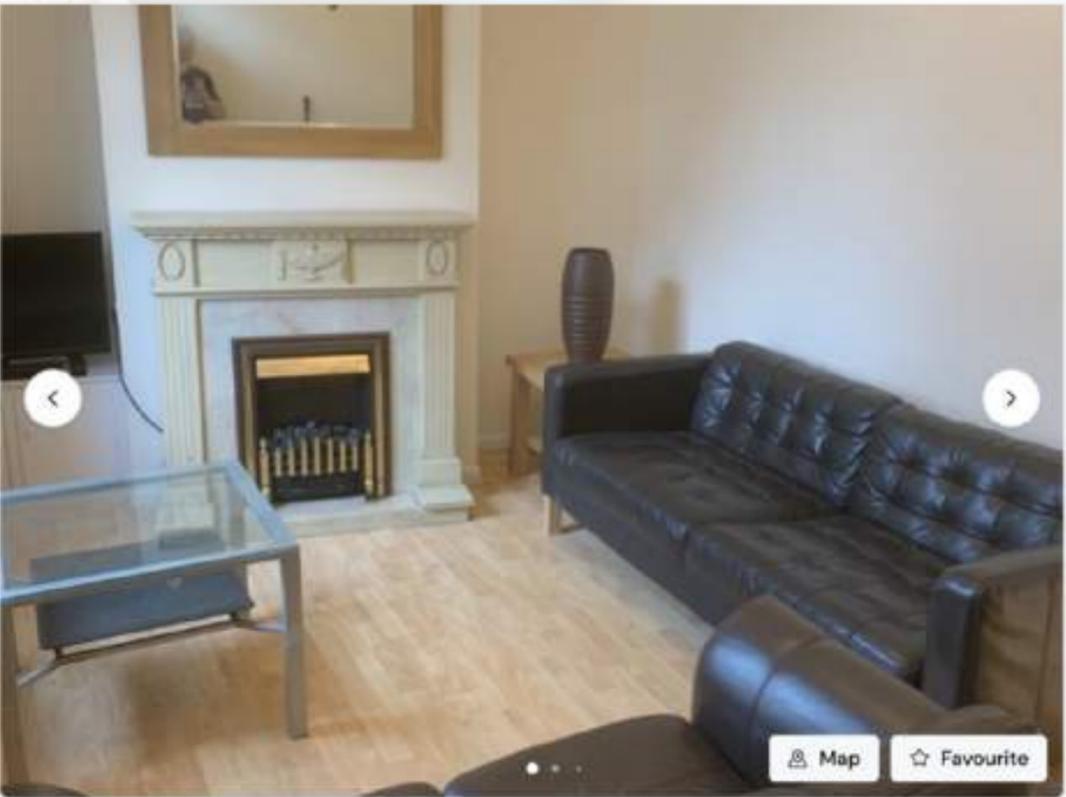
Property reference: 266745

Meet the Landlord



Louise V.
Response Rate: 100%
Response Time: Within 2 Hou

Report Listing



2 Bed Terraced House, Stoke Old Road, ST4

Let Agreed

£775 pcm
£178.85 pw

Let agreed

Property reference: 2606638

Meet the Landlord



David W.
Response Rate: 98%
Response Time: Within 2 Days

Report Listing

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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Dawid Dowbusz

