



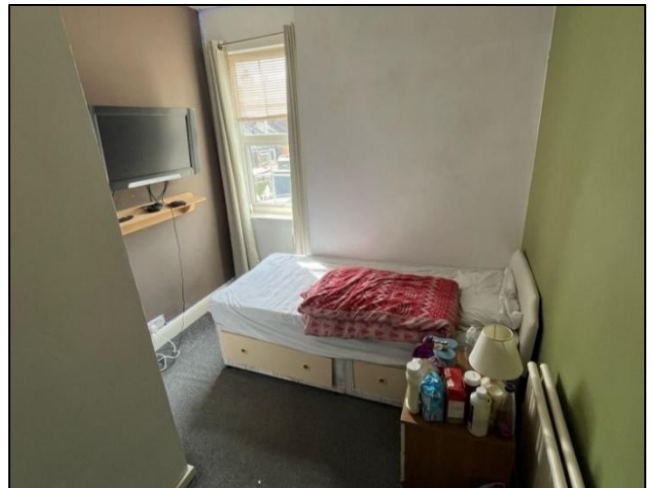
**RORY MACK**

**ASSOCIATES**

**14 VICTORIA STREET,  
BASFORD, STOKE-ON-TRENT,  
STAFFORDSHIRE, ST4 6EF.**

**AUCTION EVENT  
GUIDE PRICE  
£125,000 -  
£150,000**

- Well-presented HMO producing £23,580 per annum when fully let.
- Total NIA: 863 sq. ft.
- Situated near to the Royal Stoke Hospital and the University of Staffordshire.
- EPC Rating: 66 (Band D).



**14 VICTORIA STREET, BASFORD,  
STOKE-ON-TRENT, STAFFORDSHIRE, ST4 6EF.**

**DESCRIPTION**

A mid-terraced property of brick elevations with pitched tiled roof coverings. The freehold property is operating as a HMO (house of multiple occupation) and provides the buyer with an immediate income and the ability to increase with renting the empty space. The HMO consist of a ground floor studio flat including lounge/bedroom, kitchen, conservatory and bathroom and its own private entrance from the rear. Additionally on the ground floor is an en-suite bedroom. On the first floor are two further en-suite bedrooms plus a shared kitchen. The property benefits from gas powered central heating throughout and UPVC windows. The apartment currently generates £575 per calendar month, with Room 1 let at £460 pcm and Room 2 at £480 pcm. The remaining bedroom is currently vacant, with an anticipated rental value of approximately £450 pcm. Please note, the landlord pays the utility bills.

**LOCATION**

The location is suitable for use as a House in Multiple Occupation (HMO), with good connectivity for residents commuting to nearby employment centres such as the Royal Stoke University Hospital (approximately 1 mile away), Staffordshire University (approximately 1.5 miles away), and the bet365 headquarters (approximately 2 miles away).

**SERVICES**

Mains water, electricity and drains are connected. Gas fired central heating by way of a combi boiler. Please note that no services have been tested by the agents.

**ACCOMMODATION**

**Ground Floor**

Studio apartment	322 sq ft
Consisting of lounge/bedroom, kitchen, conservatory, bathroom and WC.	
Bedroom with en-suite	153 sq ft
<b>Total</b>	<b>475 sq ft</b>

**First Floor**

Bedroom with en-suite	156 sq ft
Bedroom with en-suite	108 sq ft
Kitchen	124 sq ft
<b>Total</b>	<b>388 sq ft</b>

**Total NIA:** **863 sq ft**

**VAT**

Not payable on the freehold sale.

**TENURE**

Freehold.

**ANTI MONEY LAUNDERING REGULATIONS**

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

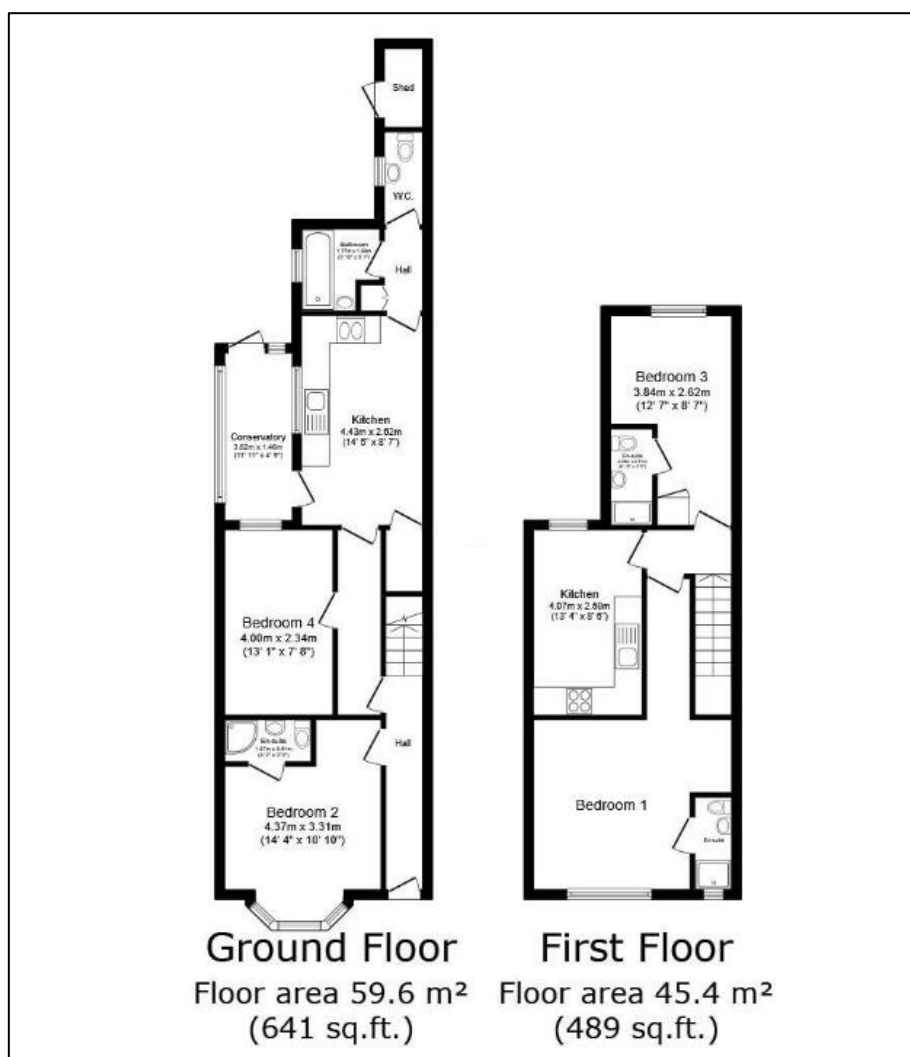
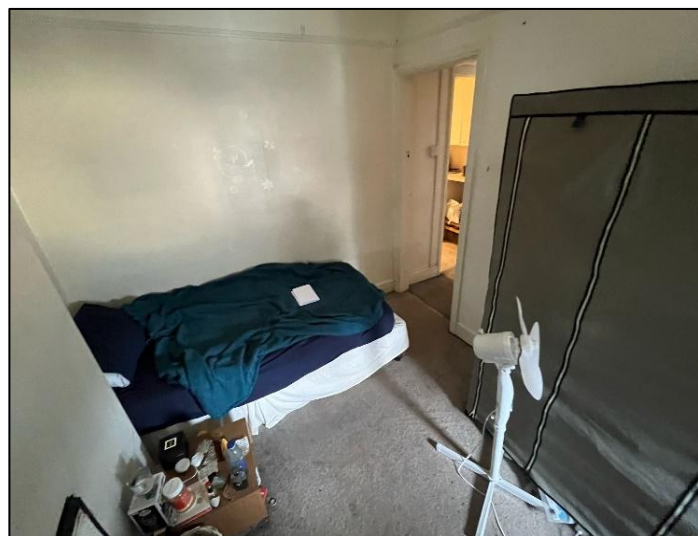
**AUCTION DETAILS**

Auction starts 10am, Thursday 25<sup>th</sup> September 2025 with 'SDL Property Auctions'.

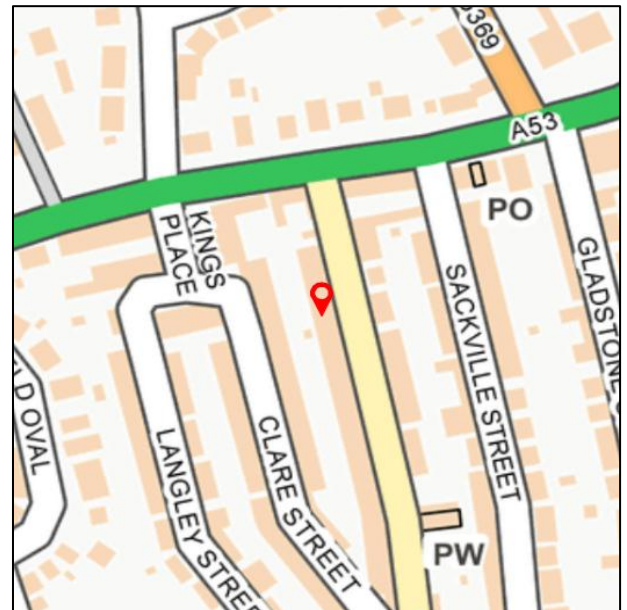
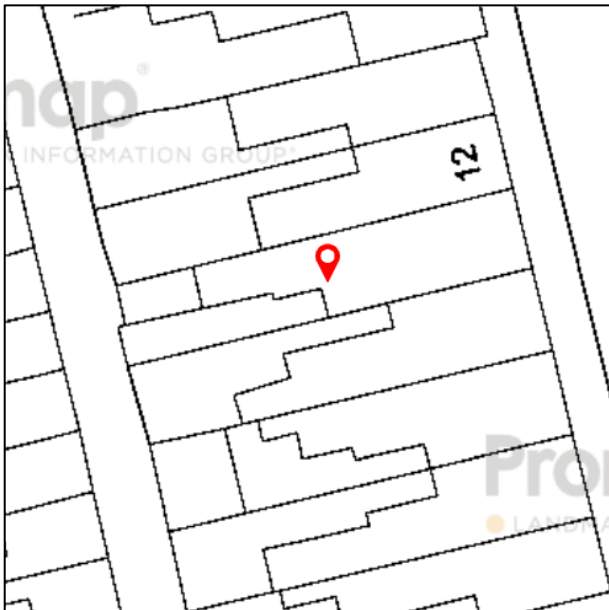
<https://www.sdlauctions.co.uk/property/48012/for-auction-stoke-on-trent/>



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements