

**32 OAK STREET
SUTTON IN ASHFIELD
NOTTINGHAMSHIRE
NG17 3FF**



£130,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Semi Detached
- Three Bedrooms
- Dining Kitchen
- Family Bathroom
- Good Sized Garden
- To Be Sold With Tenant In Situ Paying £750 PCM
- Viewing Highly Recommended

32 OAK STREET, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE

This three bedroom semi detached property is located on a quiet street in a popular area of Nottinghamshire.

The property offers a spacious living room, dining kitchen and downstairs W.C./utility room to the ground floor whilst the first floor has three good sized bedrooms and the family bathroom. The property is being sold with a tenant in situ paying £750 PCM and would be the perfect investment property.

Entrance door into:

HALLWAY

With stairs to the first floor landing, access to the ground floor rooms and ceiling light point.

LOUNGE

13'3" x 11'6" A spacious family room with windows to the front, feature fireplace, ceiling coving, radiator, power and ceiling light points.



KITCHEN/DINER

20'1" x 16'3" Fitted with a range of wall and base units in a wood effect finish with coordinating work surfaces, part wall tiling, space and plumbing for a fridge freezer, integrated oven, four ring hob, extractor fan, single drainer sink with mixer tap, window to the rear, radiator, power and ceiling light points.



32 OAK STREET, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE

UTILITY ROOM/ W.C.

With wash hand basin, W.C., space and plumbing for a washing machine, work surfaces matching the kitchen, radiator, power and ceiling light point.

FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom, ceiling light point.

BEDROOM ONE

9'11" x 11'6" With window to the front, feature fireplace, radiator, power and ceiling light points.



BEDROOM TWO

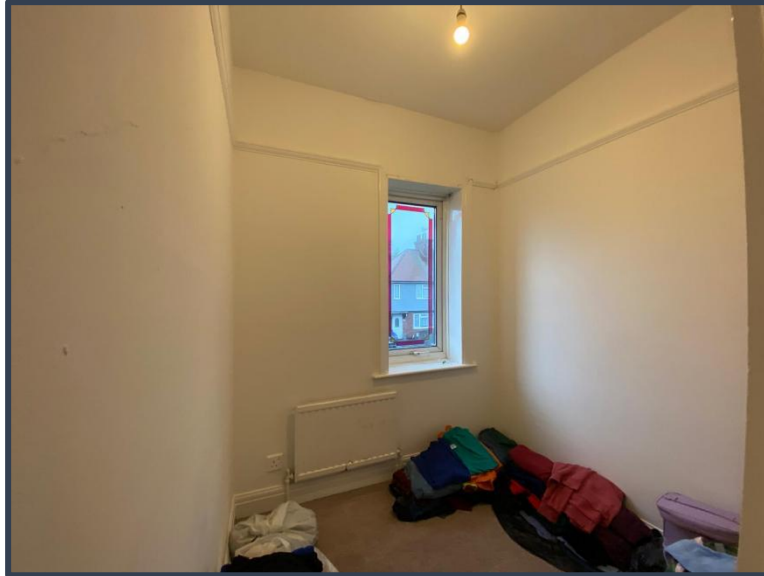
9'8" x 9'11" With window to the rear, integrated storage cupboards, radiator, power and ceiling light points.



32 OAK STREET, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE

BEDROOM THREE

5'7" x 7'5" With window to the front, radiator, power and ceiling light points.



BATHROOM

White three piece suite comprising of a wash hand basin, W.C. and bath with shower over, part wall tiling, opaque window, radiator and ceiling light point.



32 OAK STREET, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE

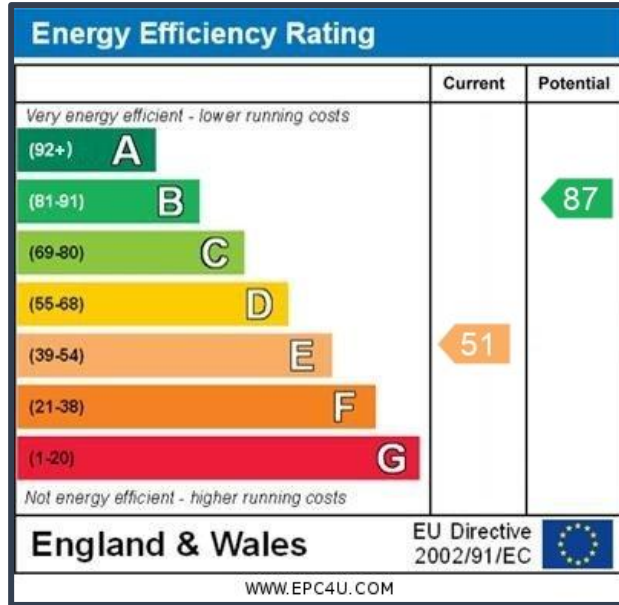
OUTSIDE

To the rear of the property there is a good sized garden with a patio area, a path to the far end and sections laid to lawn, all enclosed with fences. To the front of the property there is a driveway for off street parking.



32 OAK STREET, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE

EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – A

Primary School – Healdswood Infant and Nursery School

Secondary School – Quarrydale Academy

Stamp Duty on Asking Price: N/A (Additional costs may apply if being purchased as a second property)

32 OAK STREET, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE

AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.