

# RPRS

## CONTACT

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## FOR SALE

## £80,000

### Two bed terrace house with attic room. Scope to add value

#### ADDRESS

21 Lime Street,  
Sutton-in-Ashfield,  
Nottinghamshire,  
NG17 4GA

#### SIZE

**82.81 m<sup>2</sup> (891 ft<sup>2</sup>)**  
Approx. gross internal floor area

#### KEY FEATURES

- + End terrace house
- + Two bedrooms
- + Loft room
- + Open plan re
- + Rear garden
- + In need of some renovation
- + Street parking
- + Potential to add value
- + Ideal buy to let
- + Town centre location
- + Freehold
- + Sold with vacant possession

*FOR SALE ON BEHALF OF TRUSTEES*

#### OVERVIEW

The property is a two-bedroom end terrace house in located in Sutton in Ashfield, Nottinghamshire.

The ground floor of the property comprises an open-plan through lounge and dining room and separate kitchen. The first floor comprises two bedrooms and a family bathroom. In the roof space there is a loft room. Externally there is a rear garden which is accessible from the front of the building.

The property is in need of renovation and this provides an opportunity to add value. This property would suit either an owner occupier looking to create a personalised home or an investor looking to add to their property portfolio.

#### LOCATION

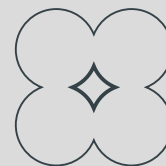
The property is located centrally in Sutton in Ashfield which is a market town in Nottinghamshire making it idea for access into the town centre for shopping and amenities.



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## ACCOMMODATION

GF	37.65 m <sup>2</sup>	405 ft <sup>2</sup>
FF	28.34 m <sup>2</sup>	305 ft <sup>2</sup>
SF	16.82 m <sup>2</sup>	181 ft <sup>2</sup>
<b>TOTAL</b>	<b>82.81 m<sup>2</sup></b>	<b>891 ft<sup>2</sup></b>

Approx. gross internal floor area

## SERVICES

We understand the property has mains electricity, gas, water and drainage. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

## COUNCIL TAX

The property is rated A by Ashfield Council. Interested parties should make their own investigations.

## TENURE

Freehold.

## GUIDE PRICE

£80,000

## VIEWING

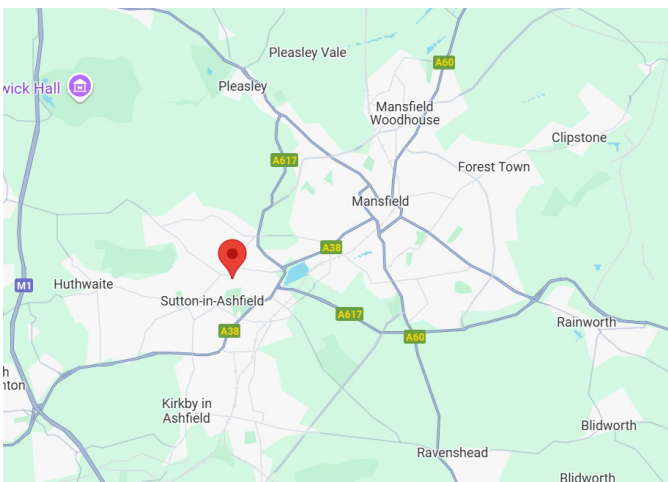
Please contact sole selling agents:

**RPRS**  
**0203 148 7500**  
**property@rprs.co.uk**





**FLOOR PLANS**



**Energy Performance Certificate (EPC)**  
Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

**Disclaimer:** Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.