



9 Pelham Street
Sutton-In-Ashfield, Nottinghamshire NG17 2EF
Offers In Excess Of £117,000

- A LARGE, TWO-BEDROOM TERRACE, BEING SOLD SUBJECT TO THE TENANCY.
- WELL PRESENTED AND INCLUDING GAS HEATING AND UPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS AND BATHROOM WITH THREE PIECE WHITE SUITE.
- CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES AVAILABLE WITHIN SUTTON.
- PLEASE NOTE, OUR CLIENT SHALL NOT BE SEEKING TO SERVE NOTICE ON THEIR TENANT PRIOR TO COMPLETION. THE PROPERTY SHALL BE PURCHASED, SUBJECT TO THE CURRENT TENANCY.
- CURRENT RENT £695PCM, PRODUCING A GROSS RETURN OF 7.1% ON ASKING PRICE.
- LOUNGE, SEPARATE DINING ROOM AND FITTED KITCHEN (BUILT IN OVEN AND HOB).
- ON STREET PARKING AND ENCLOSED GARDEN TO THE REAR.
- GOOD TRANSPORT LINKS TO THE A38 AND JUNCTION 28 OF THE M1 MOTORWAY.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, proceed onto Stockwell Gate, which then becomes Sutton Road. Continue straight onto Mansfield Road and at the end of here, turn left at the traffic lights onto Priestsic Road and at the next large island, take the third exit onto Lammas Road. Slight left onto Alferton Road, right onto Douglas Road and left onto Pelham Street.

ACOMMODATION COMPRISES:

LOUNGE

14'4 x 21'1 (4.37m x 6.43m)

UPVC double glazed door and window to the front. Radiator, fitted corner shelving and double doors leading through to the dining room.



DINING ROOM

14'8 x 12'9 (4.47m x 3.89m)

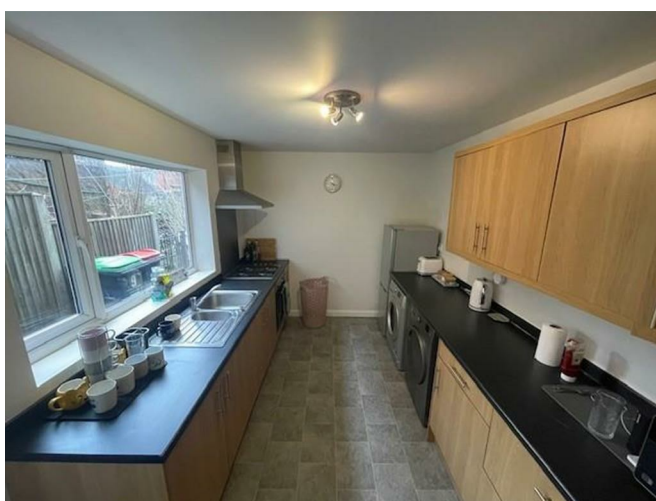
UPVC double glazed rear elevation. Radiator, under stair cupboard and stairs rising to the first floor.



KITCHEN

13'2 x 8'3 (4.01m x 2.51m)

Modern base and eye level units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven, gas hob and extractor. Radiator. UPVC double glazed door and window to the rear.



FIRST FLOOR.

LANDING

Radiator.

BEDROOM ONE

14'8 x 11'9 (4.47m x 3.58m)

UPVC double glazed front elevation. Radiator.



BEDROOM TWO

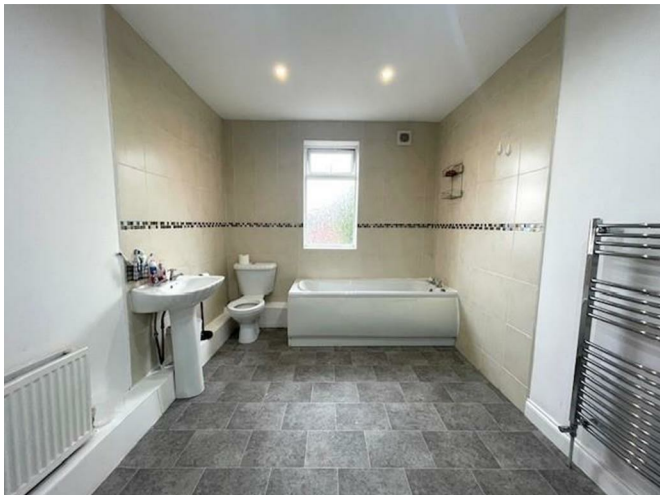
12'0 x 12'0 (3.66m x 3.66m)

UPVC double glazed rear elevation. Radiator. Built in storage, with loft access.



BATHROOM

Large bathroom with three piece white suite comprising panelled bath, wash hand basin and WC. Cupboard housing combination boiler, radiator, heated towel rail, UPVC obscure glaze and fully tiled surrounds.



OUTSIDE

On street parking is available to the front of the property. There is then an enclosed garden to the rear.

The property is in council tax band A (Ashfield District Council).



MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5630/13/03/2024.

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