



30 Sherwood Road
Sutton-In-Ashfield, Nottinghamshire NG17 1GU
£105,000

- A MID TERRACE PROPERTY, OFFERED FOR SALE WITH NO UPWARD CHAIN
- LOUNGE, SEPARATE DINING ROOM AND FITTED KITCHEN TO THE REAR
- BATHROOM WITH WHITE SUITE COMPRISING BATH, WASH HAND BASIN AND WC
- POTENTIAL RENTAL INCOME IN THE REGION OF £750PCM (8.6% GROSS RETURN)
- COMBINATION BOILER, UPVC DOUBLE GLAZING AND ECR DATED 19/4/2023
- TWO DOUBLE BEDROOMS TO THE FIRST FLOOR, PLUS ATTIC ROOM
- REAR YARD AREA, THEN HAVING A LAWNED GARDEN BEYOND THIS
- LOCATED JUST OFF SUTTON ROAD, WITH ACCESS TO THE A38 AND M1 MOTORWAY

VIEWING:

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

DIRECTIONS:

Leave Mansfield on Sutton Road and on the outskirts of the town, turn left at the traffic lights onto Kings Mill Road (A38). After approximately 3 miles, turn right onto Sutton Road and then right onto Sherwood Road. The property is on the right-hand side.

ACCOMMODATION COMPRISES

LOUNGE

13'4 x 11'3 (4.06m x 3.43m)

UPVC door and double glazed window to the front. Radiator. Deep coving to the ceiling. Cupboard housing the gas and electric meters and consumer unit (inspected 19/4/2023).

INNER HALL

Stairs rising to the first floor.

DINING ROOM

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

UPVC double glazed rear aspect. Radiator. Built in cupboard and under stair storage.



KITCHEN

14'6 x 5'9 (4.42m x 1.75m)

Having base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Radiator. UPVC back door and double UPVC aspect.

FIRST FLOOR

LANDING

Stairs rising to the second floor.

BEDROOM ONE

16' x 11'3 (4.88m x 3.43m)

UPVC double glazed front elevation, radiator and built in cupboard.



BEDROOM TWO

11'3 x 8'4 increasing to 10'7 (3.43m x 2.54m increasing to 3.23m)

UPVC double glazed rear elevation. Radiator. Wall mounted combination boiler.



BATHROOM

Three-piece white suite comprising panelled bath, wash hand basin and WC. Radiator. UPVC obscure glaze window.

SECOND FLOOR

ATTIC ROOM

16'2 x 9'6 (4.93m x 2.90m)

Radiator. UPVC double glazed window.



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. MA5727/1.11.2024

OUTSIDE

There is a shared path to the right-hand side of the property. To the rear, there is a block paved yard and a lawned garden beyond this.



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

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.**

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.

AS WITH ALL OUR PROPERTIES

