



**17 The Hill,
Kirkby-In-Ashfield, Nottinghamshire NG17 8JS**

- A LARGE, THREE-BEDROOM TERRACE PROPERTY, WITH VACANT POSSESSION
- LOUNGE LEADING TO INNER LOBBY, WITH ACCESS TO GROUND FLOOR CLOAKROOM
- THREE BEDROOMS TO THE FIRST FLOOR AND BATHROOM HAVING THREE-PIECE SUITE
- WOULD SUIT INVESTOR AS EITHER A SINGLE LET OR POTENTIAL HMO, SUBJECT TO ANY PERMISSIONS
- RENTAL INCOME LIKELY TO BE IN THE REGION OF £800-850PCM (7.4%-7.9% GROSS RETURN)
- HAVING JUST UNDERGONE A PROGRAM OF IMPROVEMENT WORKS THROUGHOUT
- SEPARATE DINING ROOM, FITTED KITCHEN (BUILT IN OVEN & HOB) AND REAR ENTRANCE AREA
- ENCLOSED REAR GARDEN/HARDSTANDING AREA AND A RIGHT OF WAY FOR ACCESS PURPOSES
- OWNER-OCCUPIERS LOOKING TO DOWNSIZE MAY ALSO FIND THE ACCOMMODATION SUITABLE
- PROMINENT LOCATION WITH TRANSPORT LINKS BACK TO KIRKBY AND THE M1 AND A38

£120,000

VIEWING:

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

DIRECTIONS:

From Mansfield, head onto the A38, Sutton Road. At the Kings Mill junction, turn left at the traffic lights onto Kings Mill Road. After approximately 4 miles, turn left at the traffic lights onto Sutton Road. At the roundabout, turn left onto Chapel Street, this then becomes The Hill. The property is then on the right-hand side.

ACCOMMODATION COMPRISES

LOUNGE

21'2 x 13'7, narrowing to 10'1 (6.40m'0.61m x 3.96m'2.13m, narrowing to 3.05m'0.30)

Double UPVC aspect to the front and UPVC front door. Two radiators.

INNER LOBBY

Leading to ground floor cloakroom, which has WC and wash hand basin.

DINING ROOM

14'8 including stairs x 11'7, narrowing to 10'3 (4.27m'2.44m including stairs x 3.35m'2.13m, narrow)

UPVC double glazed aspect, radiator and stairs to the first floor.

REAR ENTRANCE AREA

WITH UPVC BACK DOOR

KITCHEN

7'7 x 7'4 (2.13m'2.13m x 2.13m'1.22m)

Fitted base and eye level units, work surfaces and single sink unit and drainer. Built in oven and hob. UPVC double glazed rear aspect.

FIRST FLOOR

LANDING

BEDROOM 1

11'9 x 11'9 (3.35m'2.74m x 3.35m'2.74m)

Radiator. UPVC double glazed side elevation.

BEDROOM 2

13'5 x 7'7. (3.96m'1.52m x 2.13m'2.13m.)

UPVC double glazed front elevation. Radiator. Cupboard housing combination boiler.

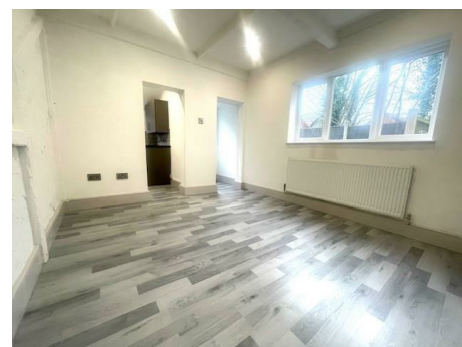
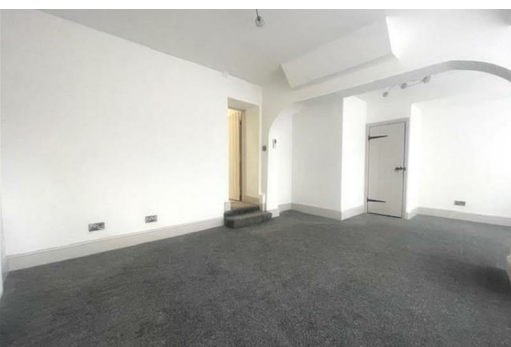
BEDROOM 3

9'7 x 8'6. (2.74m'2.13m x 2.44m'1.83m.)

Radiator. UPVC double glazed front elevation.

BATHROOM

Comprising, paneled bath, counter-top basin and WC. UPVC obscure glaze.



OUTSIDE

The property enjoys a right of way to the side of the property to the left. This provides access to the enclosed rear garden. The garden can also be accessed from the house.

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

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. M

