



**35 Downing Street,  
Sutton-In-Ashfield, Nottinghamshire NG17 4EF**

- CASH BUYERS ONLY DUE TO ITS POSITION NEXT TO COMMERCIAL PREMISES
- GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING
- TWO BEDROOMS AND BATHROOM WITH WHITE SUITE, PLUS ATTIC ROOM
- SITUATED JUST OFF OUTRAM STREET AND OFFERING MOST LOCAL AMENITIES
- SUITABLE BUY-TO-LET PROPERTY WITH LIKELY RENT OF £650-£700PCM
- A THREE STOREY TERRACED PROPERTY, WITH TWO BEDROOMS AND AN ATTIC
- LOUNGE, FITTED BREAKFAST KITCHEN (OVEN AND HOB) AND UTILITY ROOM
- THERE IS A COMMUNAL COURTYARD AREA TO THE REAR OF THE PROPERTY
- GOOD LOCATION FOR ACCESS TO JUNCTION 28 OF THE M1 MOTORWAY

**£82,950**



## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

Leave Mansfield, travelling along Sutton Road, which then becomes Mansfield Road as you approach Sutton. At the traffic lights, fork left onto Outram Street, then turning right onto Downing Street. The property is then on the left hand side.

## ACCOMMODATION COMPRISES

### LOUNGE

**10'10 x 10'9 (3.30m x 3.28m)**

UPVC double glazed door and window to the front. Radiator. Cupboard housing the electric meter and consumer unit.

### INNER HALL

with stairs rising to the first floor.

### BREAKFAST KITCHEN

**11'1 x 10'8 (3.38m x 3.25m)**

Fitted with modern wall and base units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. Cupboard housing the Baxi combination boiler. Radiator. UPVC rear elevation. Access to the cellar with two small compartments. The gas meter is located down here.

### UTILITY

**5'8 x 5'1 (1.73m x 1.55m)**

With double base unit, work top and stainless steel sink unit and single drainer. Radiator. UPVC door and window.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

**11'x 10'10 (3.35mx 3.30m)**

UPVC double glazed front elevation. Radiator.

### BEDROOM TWO

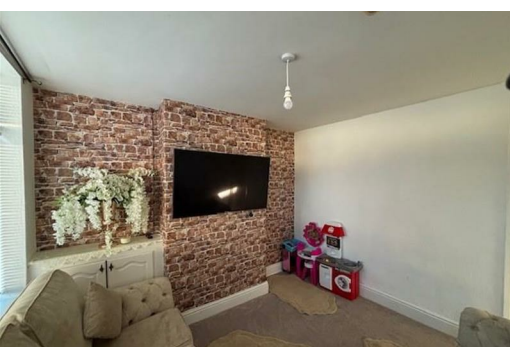
**11' x 5'1 (3.35m x 1.55m)**

Built in cupboard, radiator and UPVC double glazed rear elevation.

### BATHROOM

Three piece white suite comprising panelled bath, wash hand basin and WC. Tiled splashbacks, radiator and UPVC obscure glaze.

## SECOND FLOOR





## ATTIC ROOM

**12'4 restricted height x 11' (3.76m restricted height x 3.35m)**

Radiator and UPVC window.

## OUTSIDE

The property is flush to the pavement at the front. To the rear, then is a communal courtyard.

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. MA/23.01.2025





